

SCAPPOOSE PLANNING COMMISSION
Council Chambers at City Hall
33568 E. Columbia Avenue
THURSDAY, JANUARY 10, 2008

CALL TO ORDER

Chair Blocksom called the Scappoose Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The regular meeting of the Scappoose Planning Commission was held January 10, 2008 at 7:00 p.m. in the Council Chambers at 33568 East Columbia Avenue in Scappoose, Oregon with the following present:

Planning Commission:

Bill Blocksom	Chair
Raul Torres	Vice Chair
Anne Frenz	Commissioner
Bill Blank	Commissioner
Don Dackins	Commissioner
Paul Shuman	Commissioner
Chris Negelspach	Commissioner

Staff:

Brian Varricchione	City Planner
Susan Pentecost	City Recorder

APPROVAL OF THE MINUTES

Commissioner Torres moved and Commissioner Frenz seconded the motion to approve the minutes from the November 8, 2007 Planning Commission minutes as amended. Motion passes (7-0). Chair Blocksom, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Torres, aye; and Commissioner Shuman, aye; and Commissioner Negelspach, aye.

Commissioner Dackins moved and Commissioner Shuman seconded the motion to approve the minutes from the December 13, 2007 Planning Commission minutes as amended. Motion passes (7-0). Chair Blocksom, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Torres, aye; and Commissioner Shuman, aye; and Commissioner Negelspach, aye.

CITIZEN INPUT

None

NEW BUSINESS

DOCKET # HO29-07

Consideration of an application for a Type II Home Occupation Permit (HO29-07). Ken & Linda Hinsvark have requested a Type II Home Occupation permit to authorize a dog grooming business within a residential garage. The site is located at 51692 SE 9th Street, on property described as Columbia County Assessor Map No. 3118BC-02804.

Format: Quasi-Judicial Land Use Public Hearing

Verbal and written testimony will be accepted

Chair Blocksom opened the hearing at 7:06 p.m.

Chair Blocksom read the opening statement and guidelines for the hearing. There were no objections to the Commissioners hearing this matter. No Commissioners had any issues regarding the matter. All Planning Commissioners are aware of where the site is located. He explained the Planning Commission's decision can be appealed to the City Council.

City Planner Brian Varricchione read over the staff report. He explained currently the applicant has a Type I Home Occupation which doesn't allow the applicant to have customers at their home. The current application for a Type II Home Occupation would allow up to 6 customers per day if approved. He explained staff is recommending approval along with the four conditions of approval. The Planning Commission may impose additional conditions to reduce impacts on the neighbors.

Ken & Linda Hinsvark, applicants, explained they just wanted to start a business in their garage where customers will be able to come to their house. They don't plan to have a lot of customers.

Commissioner Blank asked about noise and if the garage is soundproof. Linda Hinsvark replied the garage is probably just as much soundproof as a regular garage. She will have the doors all shut. Ken Hinsvark explained if you were right in front of the garage you could probably hear a little bit but nothing from the street.

Commissioner Dackins asked how many dogs will there be at one time. Linda Hinsvark explained probably two dogs at a time. She explained if the business gets really busy then she will look for a space to rent.

Commissioner Negelspach asked if they will take extra precautions so the dogs don't get loose. Linda Hinsvark explained yes she will be taking extra precautions. She only handles one dog at a time. She explained when she is not with the dog it will be in a kennel. She explained the garage door will be closed and the yard is fenced.

Commissioner Blank asked about the 4 deliveries per month. Linda Hinsvark explained she tries to order the products all at one time so maybe 4 deliveries a month at the most.

Commissioner Torres asked if the dogs are allowed to go outside at all. Linda Hinsvark replied no the dogs won't be allowed to run around outside.

Commissioner Negelspach asked if there would be any future thoughts to expand the business and make it a kennel business. Linda Hinsvark replied no. She explained if she does expand she will look at renting a space at some other location.

Matt McDonald, 33988 SE Davona Drive, Scappoose, had some questions regarding overnight boarding and hours of operation. Linda Hinsvark replied hours will probably be 8:00 a.m. to 5:00 p.m. and maybe some Saturdays, but no overnight boarding.

Chair Blocksom closed the hearing at 7:19 p.m.

Commissioner Blank doesn't see that there will be a noise problem and he doesn't really see a problem at all with this request.

Commissioner Frenz doesn't see a problem since they're not doing a kennel.

Commissioner Torres explained his concern is the environmental impact as far as if there are any chemicals being used. Linda Hinsvark explained the shampoos she gets are all natural. She doesn't use anything hazardous.

The Planning Commission would like condition number 1 to state that the permit would not be transferable if the house is sold. City Planner Brian Varricchione read condition number 1 as revised "This permit authorizes the home occupation permit only for the applicant and is not transferable to others".

Commissioner Dackins moved and Commissioner Shuman seconded the motion to approve Docket # HO29-07, Consideration of an application for a Type II Home Occupation Permit (HO29-07). Ken & Linda Hinsvark have requested a Type II Home Occupation permit to authorize a dog grooming business within a residential garage, as revised in condition number 1. The site is located at 51692 SE 9th Street, on property described as Columbia County Assessor Map No. 3118BC-02804. Motion passes (7-0). Chair Blocksom, aye; Commissioner Blank, aye; Commissioner Dackins, aye; Commissioner Frenz, aye; Commissioner Torres, aye; and Commissioner Shuman, aye; and Commissioner Negelspace, aye.

The appeal period will end on January 28, 2008.

COMMUNICATIONS

Calendar Check:

Next Planning Commission Meeting will be on January 24, 2008

Staff Comments

City Planner Brian Varricchione explained January 22, 2008 the Sierra Pacific Land Use Hearing will be before City Council.

City Recorder Pentecost explained she advertised for the Alternate Planning Commissioner position. There are two Councilor applicants that would like to be considered.

ADJOURN

Chair Blocksom adjourned the Scappoose Planning Commission meeting at 7:35 p.m.

Chair Bill Blocksom

Susan M Pentecost, City Recorder