



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, February 6, 2024

Planning Commission Meeting

I. Call to Order and Pledge of Allegiance

II. Roll Call

Council Members	P/A
Robin Montero, Chairperson	P
Kathy Kleczek, Vice Chairperson	P
Brandon Kraft	P
Lou Neubecker	P
Gretchen Stahmer	P
Chris Rose	P
Don Johnson	P

Staff Members	
Jeff Flory, Community Development Director	Debbie Kenyon, Community Development Administrative Assistant
Jordan Sprague, Code Compliance Official	

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Anne McBride	Judson Moore
Deborah Vail	
Pam & Vince Morrison	
Ron Crandall	
Mary & Pat Peters	
Michael Johnson	
Steven Squire	

III. Approval of Minutes

January 2, 2024 minutes were adopted with the amendment Vice Chair Kleczek abstained from the election of vice chairperson vote.

IV. Declaration of Potential Conflict of Interest

There were no potential conflicts of interest.

V. Public Hearings

769-23-000083-PLNG: A zone change request by Roger Mitchell for the property located at 201 N. Holladay Dr. (6-10-21AA-10300). The proposal will rezone the approximate .23-acre property from Medium Density Residential (R-2) to General Commercial (C-3).

Community Development Director Flory presented the staff report, decision criteria findings, conditions, and conclusions.

Chair Montero asked if there was a representative for this project who would like to tell the commission about the project.

Roger Miller, the applicant, spoke on behalf of the application.

Adam Kelly, the applicant, spoke on behalf of the application.

Chair Montero stated that the commission received 10 letters of endorsement and 1 letter of concern.

Chair Montero opened up the discussion to those in favor of the project.

Mike Morgan spoke in favor of the project.

Katie McCloud spoke in favor of the project.

Judson Moore the Architect, spoke in favor of the project.

Michael Johnson spoke in favor of the project.

Chair Montero opened the discussion to those in opposition.

Deborah Vail spoke in opposition to the project.

Roger Mitchell stated his rebuttal.

Steve Squire spoke in opposition to the project.

Roger Mitchell stated his rebuttal.

Vince Morrison spoke in opposition to the project.

Chair Montero closed the public comment and opened the discussion to the Commission.

Commissioner Rose requested clarification on how changing the zone for this project would affect the church that has an unconditional use in any zone with in the city.

Commissioner Johnson stated that he always thought the property was commercial and that he was a past master of the lodge.

Vice Chair Kleczek requested clarification regarding the commercial and residential uses and restrictions in the zones.

Chair Montero requested clarification regarding the construction of the building and the parking.

Vice Chair Kleczek requested clarification of the plumbing cost, the city’s ability to handle the demand of an event center, and if a traffic study be done.

Motion:	Motion to approve 769-23-000083-PLNG to recommend this project move forward to the city council.			
Moved:	Johnson			
Seconded:	Nuebecker			
Ayes:	Kleczek, Montero, Stahmer, Rose, Johnson, Nuebecker	Nays: 0	Absent: 0	Recused: Kraft
Passed:	6-0 with Commissioner Kraft recused			

VI. Ordinance Administration

Vice Chair Kleczek wanted to let the commissioners know that there is a difference between being recused and abstaining.

VII. Public Comments

There were no public comments.

VIII. Planning Commission and Staff Comments

Commissioner Nuebecker gave the commissioners an update on his health.

Vice Chair Kleczek asked for an update on the comprehensive plan, ordinance changes, and deed restrictions. Mr. Flory provided an update.

Chair Montero spoke about the North 40’s park.

Commissioner Stahmer asked if there was a place to direct people regarding the comprehensive plan. Mr. Flory stated it will be the Seaside2050.com website.

Vice Chair Kleczek asked about the Governor’s housing bill.

IX. Adjournment at 7:03 PM.

Approved by Commission on: _____

Minutes prepared by: _____

Debbie Kenyon, Administrative Assistant

ROBIN MONTERO, Chairperson