



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, March 5, 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	A
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
Padraic Ansbro	
Susan Penrod	
Josh Modin	
Brian Hardebeck	
Janice Magness	
Celest Bogner	
Katherine Davidson	
James Moreland	
Erin Barker	
Susan Coddington	

III. Approval of Minutes

February 6, 2024 minutes were adopted as written.

IV. Declaration of Potential Conflict of Interest

Vice Chair Kleczek declared an exparte contact with 769-23-000084-PLNG.

Chair Montero wanted to disclose that in regards to 769-23-000075-PLNG, her husband is on the SEPRD budget committee.

V. Public Hearings

769-23-000075-PLNG: A conditional use request by Brandon Dole, Scott Edwards Architecture, for the property located at 1120 Broadway (T6-R10-22BB-TL:4700). The proposal is to turn the building, formerly known as the Broadway Middle School, into a public recreation facility with office spaces. The current zoning is Medium Density Residential (R-2) and 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.

Chris Mastrandre with the Klash Group, spoke on behalf of the application.

Brandon Dole with Scott Edwards Architecture, the applicant, spoke on behalf of the application.

Chair Montero opened the discussion to those in favor.

Celest Bogner spoke in favor of the application.

Susan Penrod spoke in favor of the application.

Carry Janick spoke in favor of the application.

Chair Montero asked if there was any one else in favor of the application. There were none.

Chair Montero opened the discussion to those in opposition. There were none

Chair Montero opened the discussion to the Commission.

Vice Chair Kleczek had questions regarding the parking.

Motion:	Motion to approve 769-23-000075-PLNG with the proposed site plan with additional parking as presented.			
Moved:	Kleczek			
Seconded:	Johnson			
Ayes:	Kleczek, Montero, Stahmer, Rose, Johnson, Neubecker	Nays: 0	Absent: Kraft	Recused:
Passed:	6-0 with Commissioner Kraft absent			

769-23-000084-PLNG: A conditional use request by Elements Environmental, to convert an existing garage into an approximate 743 sq. ft., 2-bedroom, Accessory Dwelling Unit (ADU). The property is located at 161 Hilltop Dr. (T6-R10-22AC-TL:2200). The current zoning is Low Density Residential (R-1).

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.

Padraic Ansbro, the owner, spoke on behalf of the application.

Zachary Johnson, the applicant, spoke on behalf of the application.

Chair Montero asked if there was any one else in favor of the application. There were none.

Chair Montero opened the discussion to those in opposition. There were none.

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

Commissioner Rose had questions regarding other ADU requests for the neighborhood.

Commissioner Stahmer asked about the parking.

Vice Chair Kleczek stated this is good idea.

Chair Montero asked Mr. Ansbro if this would be long term rental, Mr. Ansbro said yes.

Motion:	Motion to approve 769-23-000084-PLNG.			
Moved:	Kleczek			
Seconded:	Neubecker			
Ayes:	Kleczek, Montero, Stahmer, Rose, Johnson, Neubecker	Nays: 0	Absent: Kraft	Recused:
Passed:	6-0 with Commissioner Kraft absent			

769-24-000002-PLNG: A conditional use request by James Moreland for a four (4) bedroom Vacation Rental Dwelling at 1101 S Prom (T6-R10-21DB TL:15600) with a maximum occupancy of 10 persons regardless of age. The current zoning is Medium Density (R-2).

Code Compliance Official Sprague 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.

James Moreland, the applicant, spoke on behalf of the application.

Chair Montero opened up the discussion to those in favor of the project. There was none.

Chair Montero opened the discussion to those in opposition. There was none.

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

Vice Chair Kleczek had questions regarding the deed restrictions.

James Moreland stated he didn't know about the deed restriction.

Motion:	Motion to approve 769-24-000002-PLNG with staff's conditions.			
Moved:	Johnson			
Seconded:	Neubecker			
Ayes:	Kleczek, Montero, Stahmer, Rose, Johnson, Neubecker	Nays: 0	Absent: Kraft	Recused:
Passed:	6-0 with Commissioner Kraft absent			

769-24-000007-PLNG: The applicant is requesting a modification to Condition 5 of their prior approval which, if approved, will allow them to remove the netting on the West side (first base line) of the soft ball field and not keep the nets up year-round. The property is located at 1140 Broadway (T6-R10-22BB TL:4700). The current zoning is Medium Density Residential (R-2) and 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.

Susan Penrod, Josh Modin, and Brian Hardebeck, the applicants, spoke on behalf of the application.

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

Janice Magness spoke in favor of the application.

Chair Montero opened the discussion to those in opposition. There was none.

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

Commissioner Stahmer asked about the length of time the net will be up.

Commissioner Neubecker stated this is a safety net to protect the neighboring property owners.

Vice Chair Kleczek stated that she has concerns regarding the netting and fencing and the time that it will be up.

Chair Montero concurred with Vice Chair Kleczek concerns.

Josh Modin addressed the commissioner's concerns.

Motion:	Motion to approve modifications to condition 5 with the additional conditions that the north facing netting would be up 365 days, the west side netting would be removed on October 31st and reinstalled on February 1st, the height of the fence must be 40 feet tall, the west length of the net would be from home plate to the south end of the pitcher's box, and the north netting is permitted to be removed for the duration of a significant weather event.			
Moved:	Johnson			
Seconded:	Kleczek			
Ayes:	Kleczek, Montero, Stahmer, Rose, Johnson, Neubecker	Nays: 0	Absent: Kraft	Recused:
Passed:	6-0 with Commissioner Kraft absent			

VI. [Ordinance Administration](#)

Community Development Director Flory provided a request to the Commission to initiate the Zoning Ordinance to remove Vacation Rental section.

The Planning Commissioners made a recommendation to schedule a public hearing with the Planning Commission on the Zoning Ordinance amendment for the April 2nd meeting.

VII. Public Comments

There were no public comments.

VIII. [Planning Commission and Staff Comments](#)

Commissioner Rose will not be available for the April Planning Commission meeting.

Vice Chair Kleczek shared a book on housing choices.

Chair Montero asked if Mr. Flory received a definition between recusal and abstain from the attorney. Mr. Flory stated not at this time.

IX. Adjournment at 8:03 PM.

Approved by Commission on: _____

Minutes prepared by: _____
Debbie Kenyon, Administrative Assistant

ROBIN MONTERO, Chairperson