



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, April 4, 2023

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	A

Staff Members	Staff Members
Jeff Flory, Community Development Director	Jordan Sprague, Community Development Administrative Assistant

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Susan Penrod	Chris Niebergall
Brian Hardebeck	
Nancy McLune	
Janice Magness	
Darren Gooch	
Blake Davis	
Levi Conner	
Celeste Bodner	
Skylar Archibald	
Chris Mastrandrea	
Ryan Dann	
Taylor Dann	
Brian Taylor	

III. Approval of Minutes

March 7, 2023 minutes were adopted as written

IV. Declaration of Potential Conflict of Interest

Chair Montero and Vice Chair Kleczek declared ex parte contacts.

V. Public Hearings

23-013CU: The applicant, Seaside School District, is requesting a Conditional Use to expand the existing softball field that will include an additional parking area north of the SEPRD building, additional seating for spectators, fencing and backstop, as well as adding an announcer booth at 1120 Broadway (T6 R10 22BB TL 4700 & 4800). The property is zoned General Commercial C-3 and Medium Density Residential R-2.

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

Susan Penrod, Seaside School District, spoke as the applicant of the project for the installation of the new softball field. The softball field needed an update due to a Title IX complaint. Community engagement events had been held for site selection for the softball field location.

Brian Hardebeck, Otek CPM, provided additional information regarding the siting of the softball field and site conditions.

Blake Davis, ZCS Engineering, provided details for the construction of the fencing, backstop, parking areas and relocation of the Herche Training Facility.

Chair Montero opened the discussion to those in favor.

Chris Niebergall, 1141 2nd Ave, spoke about the maintenance of the fence, storage buildings, and the requirement of insurance for damages and injuries.

Brian Taylor, 256 N Hemlock, Cannon Beach, spoke in favor of the softball field.

Celeste Bodner, 145 N Wahanna Rd, spoke in favor of the softball field.

Janice Magness, 111 Park St, expressed concerns of trespassers and foul balls, but spoke in favor of the softball field.

Chair Montero opened the discussion to the Commission.

Commissioner Neubecker questioned the height and length of the netting along the northern property line and expressed concerns over the security for the storage sheds.

Commissioner Stahmer commented the lights for the new parking area could affect the neighboring properties.

Vice Chair Kleczek recommended fencing along the west side of the softball field and the netting be installed prior to the first practice and taken down after the season had been completed.

Chair Montero added the netting should be installed year-round and agreed with Commissioner Neubecker regarding the security and upkeep of the storage buildings.

Vice Chair Kleczek expressed concern that an IGA had not been settled at this time for the new softball field, potential damages to patrons and surrounding neighbors, and parking issues.

Vice Chair Kleczek read a statement regarding her reasoning for her vote.

Motion:	Motion to approve 23-013CU with the additional condition for the netting to be installed between the SEPRD building and the softball field and remain in place all year-round.			
Moved:	Neubecker			
Seconded:	Rose			
Ayes:	Montero, Rose, Stahmer, Neubecker	Nays: Kleczek	Absent: Kraft, Johnson	Recused: 0
Passed:	4-1			

VI. [Ordinance Administration](#)

There were none.

VII. [Public Comments](#)

There were none.

VIII. Planning Commission and Staff Comments

Commissioner Neubecker provided an update on Commissioner Johnson's surgery.

IX. Adjournment at 7:08 PM.

| Approved by Commission on: _____

| Minutes prepared by: _____
Jordan Sprague, Administrative Assistant

| _____
ROBIN MONTERO, Chairperson