



CITY OF SEASIDE PLANNING COMMISSION  
MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138  
Tuesday, January 2, 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	A
Don Johnson	P

Staff Members	
Jeff Flory, Community Development Director	Jordan Sprague, Code Compliance Official

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Aaron Fausett	
Anna Kaloumenou	
Jimmy Griffen	
Erin Barker	

III. [Approval of Minutes](#)

November 7, 2023 minutes were adopted with an amendment to the vote to properly show all names for the votes.

IV. Declaration of Potential Conflict of Interest

There were no potential conflicts of interest.

V. [Public Hearings](#)

**769-23-000074-PLNG:** A conditional use request by Aaron Fausett to turn the building located at 821 Broadway St. (T6-R10-21AD-11401 & 12400) into a restaurant with a 6-unit hotel on the upper floors.

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

Anna Kaloumenou, the applicant, spoke on behalf of the application.

Aaron Fausett, Project Manager, spoke on behalf of the application.

Chair Montero opened the discussion to those in opposition.

Jimmy Griffen spoke in opposition to the project.

Chair Montero opened the discussion to the Commission.

Commissioner Stahmer requested clarification of ownership of the lots in question.

Commissioner Rose arrived at the Planning Commission meeting at 6:14 p.m and recused himself from the project.

Commissioner Kraft requested clarification of the conditions and the layout of the hotel rooms.

Commissioner Neubecker requested information regarding the restriction of the parking spaces being installed.

Vice Chair Kleczek expressed concerns regarding the parking lot access, ADA compatibility of the hotel and restaurant, and parking lot signage.

Chair Montero questioned if the exterior of the building would be changed or altered and expressed concerns regarding the parking lot, alley access, and lighting.

<b>Motion:</b>	Motion to approve 769-23-000074-PLNG with modifications to add condition 5 so the applicant’s engineer must consult with ODOT regarding the existing pedestrian cross on Avenue A and provide a plan and letter from ODOT to approve the parking lot design, modify condition 2 to require a light standard in the parking lot, and a modification to condition 4 for the hotel to direct guests to the designated parking and ensure they utilize the spaces provided and for a right turn only sign to be installed on the north exit of the parking lot.			
<b>Moved:</b>	Kraft			
<b>Seconded:</b>	Johnson			
<b>Ayes:</b>	Kleczek, Johnson, Montero, Stahmer, Kraft, Neubecker	<b>Nays:</b> 0	<b>Absent:</b> 0	<b>Recused:</b> Rose
<b>Passed:</b>	6-0 with Commissioner Rose recused			

VI. [Other Business: Election of Officers](#)

<b>Motion:</b>	Motion to re-elect Robin Montero as Chairperson			
<b>Moved:</b>	Johnson			
<b>Seconded:</b>	Kleczek			
<b>Ayes:</b>	Kleczek, Johnson, Montero, Stahmer, Kraft, Neubecker, Rose	<b>Nays:</b> 0	<b>Absent:</b> 0	<b>Recused:</b> 0
<b>Passed:</b>	7-0			

<b>Motion:</b>	Motion to re-elect Kathy Kleczek as Vice Chairperson			
<b>Moved:</b>	Neubecker			
<b>Seconded:</b>	Montero			
<b>Ayes:</b>	Johnson, Montero, Stahmer, Kraft, Neubecker, Rose	<b>Nays:</b> 0	<b>Absent:</b> 0	<b>Abstained:</b> Kleczek
<b>Passed:</b>	6-0 with Commissioner Kleczek abstained			

VII. [Ordinance Administration](#)

**Garage Door Height Determination:** Jordan Sprague, Code Compliance Official, presented a staff report regarding the regulation of garage door heights for vacation rentals and other planning projects.

Erin Barker spoke regarding the regulation of parking for VRDs.

Chair Montero commented on the width of a garage door.

Vice Chair Kleczek questioned how a standard would affect existing VRDs.

Chair Montero stated signage should be posted for garage door clearance.

Commissioner Kraft suggested a standard with a path to allow for deviations based on a case-by-case basis.

VIII. **Public Comments**

There were no public comments.

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

Commissioner Rose presented an article regarding deed restrictions.

Commissioner Johnson wished the Commission a happy New Year.

Vice Chair Kleczek and Chair Montero expressed interest regarding deed restrictions.

X. **Adjournment at 7:15 PM.**

Approved by Commission on: \_\_\_\_\_

Minutes prepared by: \_\_\_\_\_  
Jordan Sprague, Code Compliance Official

\_\_\_\_\_  
ROBIN MONTERO, Chairperson