



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138
Tuesday, June 6, 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	P
Lou Neubecker	P
Gretchen Stahmer	P
Chris Rose	P
Don Johnson	P

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

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Seth Morrisey	
Matt Rose	
Jon Wickersham	
Russ Earl	
Joe Ballard	
Randall Henderson	
John Nagel	

III. Approval of Minutes

May 2, 2023 minutes were adopted as written

IV. Declaration of Potential Conflict of Interest

Commissioner Kraft declared potential conflict of interest for 769-23-000016-PLNG. Chair Montero declared potential conflict 769-23-000016-PLNG. Commissioner Rose declared a conflict of interest for 769-23-000006-PLNG.

V. Public Hearings

769-23-000006-PLNG: The applicant, Seth Morrisey, is requesting a Conditional Use and Highway Overlay Zone review for a self-storage unit facility.

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

Seth Morrisey, owner, spoke on behalf of the application.

Matt Rose, project designer, spoke in favor of the application.

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

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

Chair Montero opened the discussion to the Commission.

Commissioner Kraft expressed concerns regarding Highway 101 access.

Vice Chair Kleczek questioned the ingress and egress of the property and the uses of surrounding properties.

Vice Chair Kleczek discussed vehicle and pedestrian safety and safety lighting for the complex.

Commissioner Stahmer requested clarification regarding the traffic impact data.

Vice Chair Kleczek recommended an additional condition for no vehicle or outside storage.

Motion:	Motion to approve 769-23-000006-PLNG with a condition to require all storage to be contained within the buildings.			
Moved:	Neubecker			
Seconded:	Kleczek			
Ayes:	Neubecker, Kleczek, Montero, Kraft, Stahmer, Johnson	Nays: 0	Absent: 0	Recused: Rose
Passed:	6-0			

769-23-000014-PLNG: The applicant, Joe Ballard, is requesting two new sign frames to hold temporary banners throughout the year.

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

Joe Ballard, applicant, spoke on behalf of the application.

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

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

Chair Montero opened the discussion to the Commission.

Commissioner Stahmer asked for clarification if these signs were in addition to the newly installed sign.

Vice Chair Kleczek requested a description of the signs to be installed.

Chair Montero asked about the temporary sign holders that were previously used and expressed concerns regarding the amount of signage along Wahanna Rd.

Motion:	Motion to approve 769-23-000014-PLNG with the conditions provided in the staff report.			
Moved:	Johnson			
Seconded:	Neubecker			
Ayes:	Rose, Neubecker, Montero, Kraft, Stahmer, Johnson	Nays: Kleczek	Absent: 0	Recused: 0
Passed:	6-1			

769-23-000016-PLNG: The applicant, North Coast Land Conservancy, is requesting a conditional use request to construct an approximate 3,500 sq. ft. community center and office building.

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

Jon Wickersham, North Coast Land Conservancy, spoke on behalf of the application.

Randall Henderson, North Coast Land Conservancy, spoke on behalf of the application.

Vito Cerelli, O'Brien Design + Build, spoke on behalf of the application.

Chair Montero opened the discussion to those in favor.

Russ Earl spoke in favor of the project.

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

Chair Montero opened the discussion to the Commission.

Commissioner Johnson suggested to allow the non-ADA parking spaces to be gravel.

Commissioner Stahmer expressed concerns regarding traffic increase.

Commissioner Kraft expressed concerns regarding occupant capacity.

Motion:	Motion to approve 769-23-000016-PLNG with the conditions provided in the staff report and the variance for allowing the parking to not be paved.			
Moved:	Neubecker			
Seconded:	Kraft			
Ayes:	Rose, Neubecker, Kleczek, Montero, Kraft, Stahmer, Johnson	Nays: 0	Absent: 0	Recused: 0
Passed:	7-0			

VI. Ordinance Administration

There were none.

VII. Public Comments

There were none.

VIII. Planning Commission and Staff Comments

Commissioner Kraft requested an update of the comprehensive plan update.

Vice Chair Kleczek provided a reasoning for the "no" vote on 769-23-000014-PLNG.

Chair Montero asked if there were items on the July Planning Commission agenda.

IX. **Adjournment at 7:13 PM.**

Approved by Commission on: _____

Minutes prepared by: _____
Jordan Sprague, Administrative Assistant

ROBIN MONTERO, Chairperson