



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, November 7, 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	A
Gretchen Stahmer (ZOOM)	P
Chris Rose	P
Don Johnson	P

Staff Members	
Jeff Flory, Community Development Director	Jordan Sprague, Code Compliance Official
Anne McBride, Emergency Preparedness Manager & Grant Writer	Debbie Kenyon, Community Development Administrative Assistant

Visitors in Chambers (attendance sheet)	Visitors on Zoom
George Tobey	
Irene & Eric Rathman	
Vincent Laccardo	
Erin Barker	
John Carter	
Emily Henggeler	
Sayee Gurumurthy	
Sridevi Rajaro	

III. Approval of Minutes

October 3, 2023 minutes were adopted as written.

IV. Declaration of Potential Conflict of Interest

There were none

V. Public Hearings

769-23-000045-PLNG: A conditional use request by J & E Homes LLC for a three (3) bedroom Vacation Rental Dwelling at 440 Ave G (T6-R10-21-AC17204) with a maximum occupancy of nine (9) persons over the age of three, no more than ten (10) persons regardless of age.

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

Emily Henggeler, applicant, spoke on behalf of the application.

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

Chair Montero opened the discussion to the Commission.

Commissioner Rose expressed concerns regarding the parking.

Commissioner Johnson expressed concerns regarding the density.

Commissioner Kraft expressed concerns regarding the density.

Vice Chair Kleczek expressed concerns that this property does not follow the guidelines of the Comprehensive Plan.

Chair Montero expressed concern regarding the density and that this property does not follow the guidelines of the Comprehensive Plan.

Motion:	Motion to Deny 769-23-000045-PLNG Based upon the planning commission policies.			
Moved:	Kleczek			
Seconded:	Johnson			
Ayes:	Kleczek, Johnson, Rose, Montero, Stahmer, Kraft	Nays: 0	Absent: Neubecker	Recused: 0
Passed:	6-0			

769-23-000067-PLNG: A conditional use request by George H & Kathleen A Tobey for a two (2) bedroom Vacation Rental Dwelling at 1518 S Downing (T6-R10-21DC02601) with a maximum occupancy of six (6) persons over the age of three, no more than ten (10) persons regardless of age.

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

George Tobey, 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.

John Carter, neighbor, expressed concerns regarding the parking.

Chair Montero asked if Mr. Tobey wanted to rebut. Mr. Tobey stated that there are two off street parking spaces. One in the garage and one in front of the garage.

Chair Montero opened the discussion to the Commission.

Commissioner Johnson stated that there are more restrictions on Vacation Rentals than residents.

Commissioner Kraft confirmed that there were 2 parking spaces.

Vice Chair Kleczek expressed concerns regarding parking in the garage.

Chair Montero stated that the garage will be measured to make sure that there is enough room for parking, and that two bedrooms will have a maximum occupancy of 6 people.

Motion:	Motion to approve 769-23-000067-PLNG with the conditions provided in the staff report and amend the occupancy for a total of 6 people, and giving the Planning Director the authority to require modifications to the parking plan.			
Moved:	Kleczek			
Seconded:	Kraft			
Ayes:	Kleczek, Kraft, Rose, Montero, Stahmer, Johnson	Nays: 0	Absent: Neubecker	Recused: 0
Passed:	6-0			

769-23-000076-PLNG: A conditional use request by Sayee Gurumurthy and Sridevi Rajarao for a one (1) bedroom Vacation Rental Dwelling at 2216 S Downing (T6-R10-28BA-04500) with a maximum occupancy of three (3) persons over the age of three, no more than five (5) persons regardless of age.

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

Sayee Gurumurthy and Sridevi Rajarao, applicants, spoke on behalf of the application.

Chair Montero opened the discussion to those in favor.

Erin Barker, 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.

Irene and Eric Rathmann spoke in opposition to the application.

Chair Montero opened the discussion to the Commission.

Commissioner Rose stated sidewalks and driveways are built to the Public Works standards.

Chair Montero asked Mr. Flory who is in charge of making sure the sidewalks and driveways are built correctly. Mr. Flory stated Public Works.

Vice Chair Kleczek expressed concerns regarding the landscaping, sidewalks and the bedroom.

Chair Montero expressed concerns regarding the size of the bedroom, and asked the applicant if anything has been done to the property. Mr. Gurumurthy stated nothing has been done since they purchased the property but, the previous owner did remodel the interior of the home and the bedroom does have heat.

Motion:	Motion to approve 769-23-000076-PLNG with the conditions provided in the staff report. With the additional conditions of a maximum occupancy of 3, the bedroom is of legal size and has heat, and the sidewalk and driveway will be inspected by Public Works.			
Moved:	Kraft			
Seconded:	Rose			
Ayes:	Kraft, Rose, Montero, Kleczek, Stahmer, Johnson	Nays: 0	Absent: Neubecker	Recused:

Passed:	6-0
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VI. Ordinance Administration

There was none.

VII. Public Comments

Vincent Laccardo expressed concerns that the Chair did not ask if there was anyone else in favor of the request for 769-23-000045-PLNG (440 Ave G), requested ordinances for long term rentals and expressed concerns regarding his wife's mobile business and would like better clarification.

VIII. Planning Commission and Staff Comments

Mr. Flory stated that there will be a work session November 21st in the council chambers at 5pm regarding deed restrictions.

IX. Adjournment at 6:51 PM.

Approved by Commission on: _____

Minutes prepared by: _____
Debbie Kenyon, Administrative Assistant

ROBIN MONTERO, Chairperson