

**PLANNING COMMISSION  
MEETING**

**December 15, 2020**

The regular monthly meeting of the Oregon Planning Commission was called to order via Zoom by Chairman Scott Winckowski. Members present included Mayor Seferian, Yusef Olive, Greg Vriezelaar, and Rick Orovitz. Public Service Director Paul Roman; Commissioner of Building & Zoning James P. Gilmore and Acting Secretary Alex Schultz were also present.

The meeting was called to order at 5:01 p.m.

Chairman Winckowski moved to approve the November 17, 2020 regular meeting minutes as submitted. There were no objections.

The following items were on the agenda:

ST-1535-20 Split Transfer for a variance on width-to-depth ratio in an R-2 Medium Density Residential zoned district on the properties described as Parcel Number 44-18431 and 44-91864. The locations are 564 S. Lallendorf Road and 601 Anmarie Court. The applicant is **Eric Markus**.

ST-1536-20 Split Transfer for a variance on width-to-depth ratio in an R-2 Medium Density Residential zoned district on the properties described as Parcel Numbers 44-18427, 44-18537 and 44-91864. The locations are 556 S. Lallendorf Road, 550 S. Lallendorf Road and 601 Anmarie Court. The applicant is **Eric Markus**.

Mr. Gilmore stated he wanted to go over the two parcels to make sure we have them right. Parcel A is 44-18427 and Parcel B is 44-18431. Those are the two parcels that border Lallendorf and we are taking the back portion of those and adding them to lot 20 of the addition on the cul-de-sac, which is 44-91864. The reason we are here is because that exceeds the width to depth ratio, which is 2.5 to 1. The width is measured at the building line, which he scaled out to be about 70 feet and you are allowed by ordinance to be 175 feet deep and we are exceeding that because we are approximately 350 feet deep.

Chairman Winckowski asked if there would be access out to Lallendorf after this is all said and done.

Mr. Gilmore replied no, there will not be access out to Lallendorf, it will all be accessed through lot 20.

Chairman Winckowski asked if they are ultimately going to be one parcel.

Mr. Gilmore responded that is correct, it has to be one parcel because we cannot landlock those parcels.

Mr. Markus stated they have lived there roughly two years and love the view out back and proposed to buy property off their adjoining neighbor to control it in a means where no one would build anything there and possibly improve the land by tiling it because there is always standing water there. And the wooded lot is owned by another neighbor in his 70's who really has no use for it and there are a lot of downed trees on it that need somebody to clean them up and keep the property maintained.

Mayor Seferian stated they are both non-conforming lots now and we are creating another non-conforming lot. It would be hard to come up with a best use for that other than something like this. We have always preached to people who complain after the fact about what goes on with a property when somebody else gets a parcel that the only way to really see that something like that does not happen is to purchase the property and control it yourself. It would be hard to deny this under those circumstances.

Mr. Orovitz asked Mr. Markus if he would be constructing any large outbuildings on the proposed lots for his own use.

Mr. Markus answered no. As you can see, right up to the adjoining lots we are proposing to buy they just put a big pole barn up, but we do not really want to see that. We plan on bordering it with new trees and cleaning up that wooded property and creating a natural area so that we do not have to look at something like that and can have some privacy.

Mr. Orovitz stated he was only concerned about that because of having a possible structure in the middle of those lots which the fire department would not have easy access to.

Chairman Winckowski asked what the mechanics are of making this one parcel with the county. Is this something they will rubber stamp or will they have some resistance in doing this.

Mr. Gilmore stated the application comes through us and once this variance is approved it gives the county permission to go ahead and split those lots and combine them with lot 20. So, they do not really care as long as we give them permission.

Chairman Winckowski stated so, as long as this Board and Council if needed give their permission the county will go ahead and do it.

Mr. Gilmore replied that is right and it does not have to go through Council, it just needs to go through Planning Commission.

Chairman Winckowski asked if there was anyone in the audience if they would like to speak for or against this matter.

Todd Phillips stated his property backs up to the empty church lot directly across from this proposed lot site. Their concerns were whether there was going to be access off of Lallendorf or whether it was coming in off of the subdivision and whether there were going to be a bunch of houses or barns built back there or a chicken ranch. They are like Mr. Markus, they like being able to look across an open field and would have no objections to this from their perspective.

Mayor Seferian then moved to approve ST-1535-20 and ST-1536-20. Seconded by Mr. Orovitz. All members were in favor. ST-1535-20 and ST-1536-20 were approved by a vote of 5-0.

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With no other business, the meeting adjourned at 5:19 p.m.

Alex Schultz,  
Acting Secretary