

CITY OF FLORENCE PLANNING COMMISSION / DESIGN REVIEW BOARD
CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

September 13, 2011

AGENDA

7:00 pm

	Jan Nieberlein, Chairperson	
Mark Tilton, Vice Chairperson	Cheryl Hoile, Commissioner	Robert Bare, Commissioner
Bob Peters, Commissioner	Curt Muilenburg, Commissioner	Joseph Wise, Commissioner

~ CALL TO ORDER ~ ROLL CALL ~ PLEDGE OF ALLEGIANCE ~

1. APPROVAL OF AGENDA

2. PUBLIC COMMENTS

*This is an opportunity for members of the audience to bring to the Planning Commission's attention any items **NOT** otherwise listed on the agenda. Comments will be limited to **3 minutes per person**, with a maximum time of 15 minutes for all items.*

3. APPROVAL OF MINUTES

- * August 9, 2011 – Regular Meeting including Stormwater Amendments Public Hearing
- * August 23, 2011 – Regular Meeting including Vet Clinic Public Hearing (PC 11 10 CUP 02)

4. PUBLIC HEARING: RESOLUTION PC 11 08 ZC 02 and PC 11 09 TA 01

A proposal to create a new Coast Village Zoning District as Title 10 Chapter 29 and rezone the Coast Village Development from Single-Family Residential District (east side of Spruce Street) and Highway Commercial District (west side of Spruce Street) to Coast Village District and other related text changes in the Florence Realization 2020 Comprehensive Plan and to the zoning code in Title 10 of the Florence City Code.

5. PLANNING COMMISSION DISCUSSION ITEMS

6. DIRECTOR'S REPORT

- * Monthly Report
- * Land Use Planning Training by League of Oregon Cities (Jacksonville and Salem)

7. CALENDAR

- * Tuesday, September 27– 7:00 pm, Regular Meeting (Tentative)
- * Tuesday, October 11 – 7:00 pm, Regular Meeting

PUBLIC HEARING PROCEDURE

The Planning Commission must make its decision based on facts. Prior to the hearing, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the Planning Commission must use in making its decision. All testimony and evidence must be directed toward these criteria or other criteria in the Plan or Land Use Regulations which you believe applies to the decision per ORS 197.763 (5). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties involved an opportunity to respond to the issue, would preclude an appeal based on that issue. You must comment either in writing or verbally during a public hearing in order to have standing for an appeal. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application.

A. Open Hearing

- *Planning Commissioners declare any conflicts of interest, bias, ex-parte contacts and site visits.*
- *Public may challenge a Commissioner's impartiality in making the decision.*

B. Staff Report

C. Testimony

The Planning Commission will hear testimony from those in favor of the proposal, those against the proposal, and those that are neutral but have a comment. Copies of written testimony submitted for the hearing have been distributed to the Planning Commission. When you go to the table to testify, please sign in (please write legibly) and state your name. If someone has made statements with which you agree, please come forward, sign in and just state that you agree with those comments. You do not need to restate the previous comments.

- Proponents
- Opponents
- Neutral – Interested persons

D. Staff Response and Recommendation

E. Close of Hearing

F. Commission Deliberation - Direction to Staff or Decision

The meeting location is wheelchair accessible.

Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.