

CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
July 17, 2017

CALL TO ORDER: 6:04 P.M., Clarkston City Hall, Acting Chair Gilbertson

Staff: Steve Austin, Kevin Poole

ROLL CALL: Flerchinger, Gilbertson, Filler. McCroskey and Merrill excused on motion by FLERCHINGER/FILLER

AGENDA CHANGE: Add Item B under New Business: Findings of Fact and Conclusion of Law ZC-2017-01

APPROVAL OF MINUTES:

Minutes of the June 19, 2017 meeting were approved on a motion by GILBERTSON/FLERCHINGER.

PUBLIC HEARING ZC-2017-02 428 5th Street: Began at 6:08pm

Brian Webster, Resident of Nez Perce Idaho, representing Mulhouse LLC partnered with Thomas Risley presented a proposed zone change of 428 5th street in Clarkston. An application was made for a comprehensive change to zoning from Medium Density Residential to Service Commercial. For 28 years this location was operated by Brian Hallett as Chiropractic facility. When Mulhouse purchased this property, the building seemed more suited to remain as an office or commercial space. The owners were approached by individuals interested in operating a massage therapy clinic. Mulhouse knew that a formal request would need to be initiated. There are 6 parking spaces for the 946 square foot office. The outside lighting will not change. Contact has been made with the surrounding neighbors and there has been no objections.

Commissioner Filler asked about handicap access or if the location was pre-ADA. Webster advised it is a one level property, there is handicap access, and will be parking accommodations using an existing drive through area. PWD Poole pointed out that page 4 shows parking and access to the business.

Commissioner Flerchinger asked about external facing towards 5th Street, and the steps onto the street from the basement. Webster advised that he was not aware of a basement on the property.

Staff report: PWD Poole updated the Commission on the review and analysis of the project. PWD recommended the approval for the zone change from R-2 zone to Service Commercial zone.

Commissioner Gilbertson asked PWD Poole to explain why there was a need for a zone change now when it had been a chiropractor business for years. PWD Poole advised that it was probably an oversight of an earlier review. This zone change application is the best way to rectify a non-conforming use in an existing zone.

Commissioner Filler asked if this was the City of Clarkston's equivalence of a conditional use permit. PWD Poole explained that it was not, it was to bring the property into compliance with the zoning map. A chart has been provided that shows acceptable use in each zone. This is a natural progression for older neighborhoods that transition to a commercial area.

Public Comment: None

Public Hearing closed 6:30pm.

Motion by FLERCHINGER/FILLER to approve zone change. Commissioner Gilbertson commented that it was the right thing to do, there is no reason not to approve. Motion Carried.

REGULAR BUSINESS:

A. Comprehensive Plan Update – Review proposed schedule

PWD Poole proposed a Tentative Update Schedule – the commission was asked to review the first sections of the comprehensive plan and then have a series of work sessions on the components going forward. No decisions will be made from the work sessions. There would be suggestions that would be brought together after the complete review, probably in about 1 year from now. There would be a time of public comment and a public hearing when the complete document is completed. A series of work sessions would be held during the regularly scheduled meetings on the 1st and 3rd Mondays of the month.

B. Findings of fact and conclusions of law on ZC-2017-01

Motion by FLERCHINGER/FILLER to approve findings of facts and conclusions of law to forward to City Council. Motion passed.

UNFINISHED BUSINESS: None

COMMUNICATIONS:

A. From Public: None

B. Written: None

C. From Planning Commission: None

D. Staff Reports: PWD Poole will be providing RCW's on commissions and boards so that everyone knows what steps need to be taken for attendances and absences at meetings.

E. Next meeting on September 18, 2017, 6pm Clarkston City Hall with Public Hearing

ADJOURNMENT:

Meeting adjourned at 6:45 p.m.

Bob Gilbertson, Acting Chair