



**PLANNING COMMISSION SPECIAL SESSION MINUTES ~APPROVED  
SEPTEMBER 20, 2011 AT 2:00 PM**

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City Hall ~ 82877 Spruce St., Westlake, OR

The proceedings of the Dunes City Planning Commission were recorded on tape and are on file at Dunes City Hall. Upon approval by the Planning Commission, these minutes will be available online at [www.dunescity.com](http://www.dunescity.com).

**1. CALL TO ORDER**

The Planning Commission meeting was called to order by Chairman Lee Riechel at 2:02 pm.

**2. ROLL CALL**

Roll Call was taken by Chairman Lee Riechel.

**Present:** Chairman Lee Riechel, Vice-Chairman George Burke, Commissioner Darlene Beckman, Commissioner Paul Gargis and Commissioner Norman Martin.

**Absent:** Commissioner Ken Henderson (excused).

**Others Present:** Road Commissioner Bill Harris and City Recorder Fred Hilden.

**3. PLEDGE OF ALLEGIANCE**

All who were present stood for the Pledge of Allegiance.

**4. APPROVAL OF THE AGENDA**

**Commissioner Burke made a motion to approve the Agenda as presented. Commissioner Martin seconded the motion. The motion passed by unanimous vote.**

**5. CONSENT AGENDA**

**Commissioner Burke made a motion to approve the minutes of September 13, 2011 on the Consent Agenda as presented. Commissioner Beckman seconded the motion. The motion passed by unanimous vote.**

**6. ANNOUNCEMENTS / CORRESPONDENCE – None**

Chairman Riechel announced that the agenda for the Planning Commission Regular Session scheduled for Thursday, September 22, 2011 will include continuation of the Code Revision Review and a Shoreland Zone Vegetation / Tree Removal Application including a recommendation from the Conservation Committee.

7. **CITIZEN INPUT** – None

8. **PUBLIC HEARING** – None

9. **UNFINISHED/OLD BUSINESS**

- Chairman Riechel handed out his proposed revisions (round 3) to the Standards for Placement (155.2.3.200). After an extensive review by the Planning Commission it was decided that City Recorder Fred Hilden would attempt a rewrite to present at the September 27, 2011 Special Session.
- Continuation of Chapter 155.2 code revision review. The review began at the beginning of Chapter 155.2.5.500.3 and stopped at the end of Chapter 155.2.6.700.
- **During the review of 155.2.6.500(C)(4) Vice-Chairman Burke made a motion to add the words “less than 75% of an” to this section. The new text will read, “Replacement of less than 75% of an existing structure in the same position with structures that do not disturb additional areas within the riparian corridor. Commissioner Beckman seconded the motion. The motion passed by unanimous vote.**

10. **NEW BUSINESS** – None

11. **UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA** – None

12. **ADJOURNMENT**

**There being no further business to come before the Planning Commission, Commissioner Beckman made a motion to adjourn the meeting. Commissioner Burke seconded the motion. The motion passed by unanimous vote.**

Planning Chairman Lee Riechel adjourned the meeting of the Planning Commission at 5:08 pm.

**APPROVED BY THE PLANNING COMMISSION ON THE 22<sup>nd</sup> DAY OF SEPTEMBER 2011.**

Signed copy available at Dunes City Hall]

Lee Riechel, Planning Commission Chairman

ATTEST:

[Signed copy available at Dunes City Hall]

Fred Hilden, City Recorder