



**PLANNING COMMISSION SPECIAL SESSION MINUTES ~ APPROVED  
OCTOBER 11, 2011 AT 2:00 PM**

---

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 2:03 pm.

**2. ROLL CALL**

Roll Call was taken by City Recorder Fred Hilden.

**Present:** Chairman Lee Riechel, Vice-Chairman George Burke, Commissioner Paul Gargis, Commissioner Ken Henderson (arrived at 4:30 pm, excused) and Commissioner Norman Martin.

**Absent:** Commissioner Darlene Beckman (excused).

**Others Present:** City Recorder Fred Hilden and Road Commissioner Henry Leach.

**3. PLEDGE OF ALLEGIANCE**

All who were present stood for the Pledge of Allegiance.

**4. APPROVAL OF THE AGENDA**

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

**5. CONSENT AGENDA**

**Vice-Chairman Burke made a motion to approve the minutes of October 4, 2011 on the Consent Agenda as presented. Commissioner Gargis seconded the motion. The motion passed by unanimous vote.**

**6. ANNOUNCEMENTS / CORRESPONDENCE**

- A. The Planning Commission Regular Session on Thursday, October 27, 2011 will begin at 6:00 pm and will include a Public Hearing on proposed Ordinances #210A and #211A regarding septic system maintenance requirements.
- B. Chairman Riechel announced that there is a storm water seminar in Eugene on December 7<sup>th</sup>. He will announce this at the City Council meeting on Thursday, 10/13.

7. **CITIZEN INPUT** – None

8. **PUBLIC HEARING** – None

9. **UNFINISHED /OLD BUSINESS**

Prior to starting the review of Chapter 155.3.4.5, Chairman Riechel acknowledged a request by Commissioner Martin to revisit the discussion regarding Vision Clearance including a diagram that had been presented by Vice-Chairman Burke and approved by the Planning Commission at the October 4<sup>th</sup> meeting. Commissioner Martin presented an alternative and after a substantial amount of discussion, the consensus of the group was to let the Vision Clearance Diagram stand as approved at the October 4<sup>th</sup> meeting.

A. Continuation of Chapter 155 Code Revision Review. The review began at the beginning of Chapter 155.3.4.5 and stopped at the end of Chapter 155.3.8.

**During the review, Chairman Riechel made a motion to table 155.3.7, Solar Access, for review by the City’s Building Official. There was no second on the motion and no vote was taken.**

**During the review, Commissioner Martin made a motion to continue with Chapter 155.3.8.2 past 5:00 pm (for 5 minutes). Commissioner Henderson 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, Vice-Chairman Burke made a motion to adjourn the meeting. Commissioner Gargis seconded the motion. The motion passed by unanimous vote.**

Planning Chairman Lee Riechel adjourned the meeting of the Planning Commission at 5:09 pm.

**APPROVED BY THE PLANNING COMMISSION ON THE 18<sup>th</sup> DAY OF OCTOBER 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  
Dunes City  
Planning Commission Special Session Minutes ~ Approved  
FH/20111011 Page 2 of 2