

Jackson Planning Commission
Minutes
Regular Meeting of September 15, 2014

COMMISSION MEMBERS PRESENT:

Walt Hoeser, Chairman
Paul Molinelli, Jr., Vice-Chairman
Fred Hall
Bob Stimpson
George White

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Wurzbarger, City Clerk

COMMISSION MEMBERS ABSENT:

Note: The Staff Report Packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions, or recommendations which are referred to by Commissioners in their action motions on project decisions, which are contained in the Staff Reports, are part of these minutes. Any written materials, petitions, packets or comments received at the hearing also become part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

Chairman Hoeser called the meeting to order at 6:30 p.m.

1. Public Matters Not on the Agenda.

Jack Georgette, Jackson, stated his concern was that the City Council approved Tentative Parcel Map 2814 – Stutler, which divided the two Residential Medium Density zoned properties on Jackson Gate Road northwest of Raggio Road into four lots. This property is now for sale and this is a historic street and the gate way to Jackson.

2. Approval of Minutes.

- a. Minutes from the July 21, 2014 Regular meeting.
- b. Minutes from the August 18, 2014 meeting as amended.

Moved by Vice-Chairman Molinelli, seconded by Commissioner Stimpson, and carried by a 5 to 0 vote to approve the Planning Commission Minutes from July 21, 2014 and August 18, 2014 as amended. Motion passed with the following vote:

AYES: Hoeser, Hall, Molinelli, Stimpson, White
NOES: None
ABSENT: None
ABSTAIN: None

3. Appeal of Design Review Committee's Decision – Beau and Mari Gillman, 214 North Main.
Commissioner White recused himself due to a conflict of interest.

City Planner Peters reported on July 2, 2014 Beau and Marci Gillman submitted a building permit to replace the siding and railing at their 214 North Main Street building. Because the building is in the historic corridor and zoned Historic Commercial, the request was sent to the Design Review Committee (DRC) for consideration. The DRC held a hearing on July 15, 2014 to consider the Gillman's request.

After considerable discussion regarding the appearance of the structure and the integrity of the existing siding, the DRC allowed the applicants to change the railing but requested that the siding on the front of the structure remain in place. The building is a craftsman style with a narrow teardrop horizontal siding which is fairly unique in the Jackson area.

In accordance with City of Jackson Architectural Regulations any decision by the DRC may be appealed to the Planning Commission. The appeal process is established by Development Code, Article VI, Section 17.140.030 – Filing and Processing of Appeals and requires the applicant to submit in writing an appeal request and file the request with the City Clerk within 10 days from the date of the review authority's action. The applicants failed to meet the 10 day appeal deadline, however, due to some confusion on the applicant's part regarding the process, the City Council, at their September 8, 2014 meeting, waived the timing requirement for Beau and Marci Gillman.

Attached for consideration were photos of the existing building along with rendering of the proposed improvements. The rendering is newly created and which was not available to the Design Review Committee.

Should the Planning Commission chose to approve the requested appeal to allow for the front siding to be replaced with the composite siding, the following findings should be made in accordance with Development Code Section 17.77.040 – Findings and Decision for Certificate of Appropriateness:

1. The project, including its character, scale and quality of design, is consistent with the purpose of this Chapter, and all applicable development standards and historic design guidelines;
2. With regard to a designated historic resource, the proposed work will neither adversely affect the significant architectural features of the designated historic resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site;
3. With regard to any property located within the Historic Commercial Zone, the proposed work conforms to the Historic Design Guidelines for the district and does not adversely affect the character of the district;
4. The proposed project is consistent with the General Plan.

Tonight's action that the Planning Commission consider the appeal and either deny the request or approve it by making the findings listed in this report. Any decision made by the Planning Commission may be appealed to the City Council

Beau Gilman, applicant, was present to answer question of the Planning Commission.

Chairman Hoeser opened the Public Hearing. Thornton Consolo and Jack Georgette spoke in favor of Approving Appeal of Design Review Committee Denial to Replace Siding at 214 North Main Street. Hearing no further comment from the public, Chairman Hoeser closed the public hearing.

After considerable discussion among the Planning Commission and staff the following motion were made:

Moved by Vice Chairman Molinelli, seconded by Commissioner Hall, and unanimously carried by a 4 to 0 vote to approve carried to:

- 1. Instruct Staff to file a Categorical Exemption; and,**
- 2. Adopt a Resolution Approving Appeal of Design Review Committee Denial to Replace Siding at 214 North Main Street.**

Motion passed with the following vote:

AYES: Hoeser, Hall, Molinelli, Stimpson
NOES: None
ABSENT: None
ABSTAIN: White

City Planner Susan Peters stated the action is appealable to the City Council with a written request and a \$200.00 fee to the City Clerk within 10 calendar days.

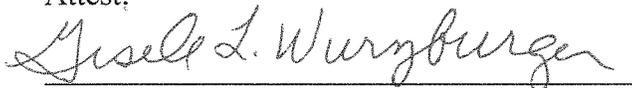
4. Administrative Reports.

City Planner Peters reported on the following:

1. Status of the General Plan Housing Element Update.

Adjourn 6: 52 p.m.

Attest:



Gisele L. Wurzburger, City Clerk

Date Approved: October 20, 2014