

- I. Call to Order: 7:04 pm
- II. Administration:
  - a. Roll Call:  
Planning Commissioners: Joanne Siler, Richard Clappé, Hal Grimnes, Terry Michelsen, Dan Ayers, Virgil Staben.  
Staff: Sabrina Pearson, City Planner
  - b. Minutes: March 1, 2012  
Motion to approve: Terry Michelsen, Richard Clappé: 2<sup>nd</sup>  
Unanimous Approval
  - c. Correspondence: None
  - d. Non-Agenda Items: None
- III. Unfinished Business: None
- IV. New Business:
  - a. Public Hearing: Application #2012-01 Amendment to the Wheeler Zoning Ordinance  
  
Chair reads hearing disclosure statements  
City Planner reads applicable criteria and presents the ordinance amendments and findings of fact in the City Planner staff report.  
  
Testimony:  
Paradise Cove owner submits written testimony: tree removal in a planned development should be allowed without the approval of everyone in the development. Planner: would be reviewed during the planned development.  
  
Ralph Thomas:  
Ralph and Margaret Thomas submit a written document for the record. Margaret Thomas reads portions of the document.  
  
Daniel Webb:  
Daniel Webb submits a written document for the record and reads portions of the document. Daniel Webb states that he represents Vern Scovell and himself.  
  
Gloria Schiewe: Concerned about the language of Section 11.020: Wants to know whether the language should say professional engineer “**certified**” in the State of Oregon.  
  
Hal: Motion to recommend approval of the amendments to the City Council; 2<sup>nd</sup>: Virgil  
Unanimous Approval of the motion

b. Any other new business: None

V. Upcoming Meetings / Commissioner Comments / Staff Comments:

a. Upcoming Meetings:

The Planning Commission requests the attendance of the City Planner at the May 3, 2012 Planning Commission meeting to discuss:

1. Amend Shorelands Goal Policy 12 to indicate how this policy has been met
2. Review the Waterfront Development Plan to determine how it meets the Shorelands Policy 12
3. Amend Mean Lot Elevation: the highest and lowest "site" corners
4. In the Wheeler Comprehensive Plan: Identify voter annexation as required
5. List in the Wheeler Zoning Ordinance and the Wheeler Comprehensive Plan table of contents: background studies available to the public including the Waterfront Development Plan, the Buildable Lands Inventory, and the Wheeler Vision Plan

b. Commissioner Comments:

The Planning Commission expresses a welcome to participate in the Planning Commission meeting and in the amendment process. The Planning Commission is the identified citizen involvement committee and with the guidance of City Staff and the state through interagency involvement is experienced at creating amendments that reflect the vision of the City.

c. Staff Comments: None

VI. Adjournment: 9:17 pm

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Planning Commission President, Dan Ayers

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ATTEST: Stevie Burden, Mayor