

**MINUTES**  
**FINAL SALEM PLANNING COMMISSION Reviewer: Heller**  
**February 27, 2024**

**COMMISSIONERS PRESENT**

Dan Augustyn  
Lisa Heller, Vice-President  
Michael Slater, President  
Paul Tigan  
Jordan Truitt  
Robert Vieyra-Braendle

**COMMISSIONERS ABSENT**

Kaley Fought, Absent Excused  
Beth Rhoades, Absent  
Excused

**STAFF PRESENT**

Lisa Anderson-Ogilvie,  
Deputy CD Director and  
Planning Administrator  
Jennifer Biberston, Admin Analyst,  
Laurel Christian, Infrastructure  
Planner II  
Olivia Dias, Current Planning  
Manager  
Robin Dalke, CFM, Development  
Services Operation Manager  
Tony Martin, PE, Assistant City  
Traffic Engineer,  
Jennifer Mongolo, Senior Natural  
Resources Planner  
Fred Wilson, Assistant City  
Attorney

**1. CALL TO ORDER**

President Slater called the meeting to order at 5:30 P.M.

**2. ROLL CALL**

Roll was taken and with quorum established, President Slater proceeded with the meeting.

- 3. PUBLIC COMMENT:** This time is available for interested citizens to comment on specific agenda items other than public hearings, deliberations and the merits of land use issues that are reviewable by the Planning Commission at public hearings. Each person's comments will be limited to three minutes.

- None

**4. CONSENT CALENDAR:**

**4.1 Approval of Minutes:**

President Slater asked if Commissioner Heller had a motion. Commissioner Heller said she will make a motion to approve the minutes from January 9, 2024, Planning Commission Meeting.

4.1.a: January 9, 2024 Minutes (Commissioner Heller)  
*Recommended Action: Approve*

**Motion:** Move to approve the minutes.

**Motion by:** Commissioner Heller  
**Seconded by:** Commissioner Tigan

**Discussion on the Motion:** Commissioner Augustyn will abstain from voting due to not being present at the last meeting.

**Vote:** Aye: Heller, President Slater, Tigan, Truitt, Vieyra-Braendle (5)  
Nay: (0)  
Absent: Fought, Rhoades (2)  
Abstentions: Augustyn (1)

**Action:** Motion passes

4.2 Resolutions: None

4.3 Action Items: None

\*\*\*\*\*

5. PUBLIC HEARINGS:

Hearings begin no earlier than 5:30 p.m. unless otherwise noted. The statement of criteria will be read at the beginning of the hearings.

5.1 Continued – Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC23-02 for 5465 Turner Rd SE; Ward 3 – SEMCA; Olivia Dias, [Odias@cityofsalem.net](mailto:Odias@cityofsalem.net)

President Slater asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. No ex-parte communications or conflicts of interest were declared.

**REQUEST:** A consolidated Minor Comprehensive Plan Map Amendment from "Community Service - Government" to "Single Family Residential," "Industrial," "Industrial Commercial" and "Mixed Use" and Zone Change from PS (Public Safety) to RS (Single Family Residential), MU-III (Mixed Use – III), IC (Industrial Commercial) and IG (General Industrial) for subject property approximately 400 acres in size and located 5465 Turner Road SE (Marion County Assessor’s Map and Tax Lot Numbers: 082W17 / 400).

Case Manager, Olivia Dias, entered the staff report, presentation, and public comments received after the staff report, into the record.

**Recommended Action:** Staff recommends that the Planning Commission adopt the facts and findings identified in the Supplemental Staff Report dated February 27, 2024.

**Questions or Comments for Staff by Commissioners:** Commissioner Tigan, Commissioner Slater

Testifying Parties

Applicant/Representative: Britany Randall, of BRAND Land Use and Wendie Kellington of Kellington Law Group

**Questions or Comments for the Applicant by Commissioners:** Commissioner Tigan

**Additional Questions or Comments for Staff by Commissioners:** Commissioner Slater

With no further questions, and no request to continue the hearing or leave the record open, President Slater closed the public hearing at 6:09 p.m.

**Motion:** Move to adopt the staff recommendation.

**Motion by:** Commissioner Heller  
**Seconded by:** Commissioner Truitt

**Discussion on Motion:** Commissioner Vieyra-Braendle, Commissioner Slater

**Vote:** *Aye:* Augustyn, Heller, President Slater, Tigan, Truitt, Vieyra-Braendle  
*Nay:*  
*Absent:* Fought, Rhoades (2)  
*Abstentions:* (0)

**Action:** Motion passes

**VOTE:**

**Yes 6      No 0      Absent 2 (Fought, Rhoades)      Abstain 0**

\*\*\*\*\*

**5.2** Continued – Minor Comprehensive Plan Map Amendment and Zone Change Case No. CPC-ZC24-01 for 650 15th St SE; Ward 3 – SESNA; Peter Domine, [Pdomine@cityofsalem.net](mailto:Pdomine@cityofsalem.net)

President Slater asked the Commissioners if anyone had ex-parte communications or any conflicts of interest to state into the record. No ex-parte communications or conflicts of interest were declared.

**REQUEST:** A consolidated Minor Comprehensive Plan Map Amendment from “Multiple Family Residential” to “Industrial” and Zone Change from RM-II (Multiple Family Residential II) to IG ( General Industrial) for two properties approximately 0.99 acres in size and located at 650 15th St SE (Marion County Assessor’s Map and Tax Lot Numbers: 073W26CD / 4900; 4800).

Case Manager, Peter Domine, entered the staff report, presentation, and public comments received after the staff report, into the record.

**Recommended Action:** Staff recommends that the Planning Commission adopt the facts and findings of the staff report.

**Questions or Comments for Staff by Commissioners:** Commissioner Tigan, Commissioner Slater

Testifying Parties

*Applicant/Representative:* Britany Randall, of BRAND Land Use

**Questions or Comments for the Applicant by Commissioners:** Commissioner Heller, Commissioner Tigan, Commissioner Truitt

**Additional Questions or Comments for Staff by Commissioners:** Commissioner Slater

**Motion:** Move to adopt the staff recommendation

**Motion by:** Commissioner Heller  
**Seconded by:** Commissioner Truitt

**Discussion on Motion:** Commissioner Tigan, Commissioner Augustyn, Commissioner Truitt, Commissioner Slater, Commissioner Heller. Commissioners were hesitant to adopt staff recommendation without a deeper understanding of the situation. Fred Wilson offered legal counsel on how or if it is possible to impose conditions in discretionary cases. Motion withdrawn.

**Motion:** Move to prohibit construction structures or other hard surfaces within 50 feet from stream bank.

**Motion by:** Commissioner Slater  
**Seconded by:** Commissioner Heller

**Discussion on the Motion:** Commissioner Truitt raised his concerns on proceeding with a motion before more discussion is had; Commissioner Tigan wanted to see what the 50-foot streambank looked like. Ms. Laurel Christian and Ms. Lisa Anderson-Ogilvie answered questions asked by staff. Motion Withdrawn. Commissioner Vieyra-Braendle wanted to talk more about the impact of industrial vs residential construction on the surrounding neighborhoods. President Slater said he did not feel comfortable voting without more information.

**Substitute Motion:** Move to continue Hearing to March 19, 2024 Planning Commission meeting.

**Motion by:** Commissioner Heller  
**Seconded by:** Commissioner Augustyn

**Discussion on Motion:** None

**Vote:** Aye: Augustyn, Heller, President Slater, Tigan, Truitt, Vieyra-Braendle (6)

Nay: (0)  
Absent: Fought, Rhoades (2)  
Abstentions: (0)

**Action:** Motion passes

**VOTE:**

**Yes 6      No 0      Absent 2 (Fought, Rhoades)      Abstain 0**

\*\*\*\*\*

- 6. **SPECIAL ORDERS OF BUSINESS:** None
- 7. **INFORMATION REPORTS:** None
- 8. **SUBCOMMITTEE REPORTS:** None
- 9. **PLANNING ADMINISTRATOR'S REPORT:**
  - Ms. Anderson-Ogilvie said that she has prepared the draft of the 2023 Planning Commission Annual Report. She will send it to the commissioners for review before sending it off. Once it is finished, President Slater can present it to City Council in March. URA Staff will come and do a presentation on March 19 on urban renewal areas and how they work.

**QUESTIONS OR COMMENTS FROM COMMISSIONERS:** None.

- 9. **COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:** None.
- 10. **PUBLIC COMMENT (other than agenda items):** None
- 11. **ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 7:11 p.m.

SUBMITTED:

\_\_\_\_\_  
Michael Slater, President

ATTESTED:

\_\_\_\_\_  
Lisa Anderson-Ogilvie, AICP  
Deputy Community Development Director and  
Planning Administrator