



CITY OF ALBANY
Hearings Board

MINUTES

Thursday February 9, 2023

Hybrid – 4:00 p.m.

Approved: March 23, 2023

Call to Order

4:00 p.m.

Member JoAnn Miller called the meeting to order at 4:00 p.m.

Pledge of Allegiance

Roll Call

Board Members Present: JoAnn Miller, Karen Cardosa, Sonja Neperud

Board Members Absent: None

Staff Present: Current Planning Manager David Martineau, Planner I Vitsi Orman, Administrative Assistant I Kaitlin Martin

Approval of Minutes

4:01 p.m.

Board Member Neperud moved to approve the meeting minutes from December 9, 2021, and November 17, 2022, Member Cardosa seconded the motion, which passed 3-0.

Business from the Public

4:01 p.m.

None.

Public Hearing – Type III – Quasi-Judicial Process

4:02 p.m.

File CU-06-22: Conditional Use Review-A proposal to establish a change of use to an existing building from a religious institution to an early learning center. The subject property is located at 1055 Bain Street SE and is zoned Office Professional (OP).

Commissioner Miller opened the public hearing at 4:04 p.m.

Declarations by the Commission

4:02 p.m.

Board member Miller declared a conflict of interest and recused herself from the hearing. Board member Cardosa took over as chair for the hearing.

Commissioner Cardosa declared a site visit.

No commissioners challenged the declarations.

Current Planning Manager David Martineau read the meeting procedures.

Staff Report

4:06 p.m.

Project Planner Vitsi Orman presented the staff report for CU-06-22. *

Board member Cardosa inquired where the kids for the early learning center were coming from, and asked if they had another nursery/preschool, which Orman responded that she believed that they did but was not certain.

Board member Cardosa also questioned how often the children would be outside, which Orman responded that it was not addressed in their application other than to say they would have an outdoor play area.

Martineau added that there might be a discrepancy in square footage based off how measurements were taken. Orman stated that she would double check this as well.

Applicant Testimony 4:13 p.m.
None.

Public Testimony 4:13 p.m.
None.

Procedural Questions 4:13 p.m.
None.

Board member Cardoso closed the public hearing at 4:13 p.m.

Discussion
None.

Motion 4:14 p.m.
Board member Cardoso moved to approve the proposed Conditional Use Review as conditioned under planning file CU-06-22. This motion is based on the findings and conclusions in the February 2, 2023, staff report and the findings in support of the application made by the hearings board during deliberations on this matter. Member Neperud seconded the motion which passed 2-0.

Public Hearing – Type III – Quasi-Judicial Process 4:17 p.m.
File CU-01-22: Conditional Use Review-A proposal is to establish a CrossFit Gym within an existing building that was previously used by an electrical contractor. The subject property is located at 162 41st Avenue SE and is zoned Light Industrial (LI)/Open Space (OS).

Board member Miller opened the public hearing at 4:17 p.m.

Declarations by the Commission 4:18 p.m.
No commissioners had any conflict of interest or *ex parte* contact.
Commissioner Cardoso declared a site visit.
No commissioners recused themselves, and no person present challenged the declarations.
Planner Vitsi Orman read the meeting procedures.

Staff Report 4:19 p.m.
Current Planning Manager David Martineau presented the staff report for CU-01-22. *
Commissioner Cardoso said when she drove by the site that there was a sandwich board, and inquired if there was a gym there already, which Martineau replied that there was.
Commissioner Cardoso inquired where on the property the storage units would be, which Martineau addressed.

Applicant Testimony 4:25 p.m.
Applicant Robert Bates (3365 Maywood Drive SE, Salem, OR 97302) leases the building where the proposed gym will be established and gave a brief overview of the process/use.

Public Testimony 4:26 p.m.
None.

Procedural Questions 4:27 p.m.
Martineau shared his appreciation for the willingness of the applicant to take the appropriate steps for the conditional use process for the building.

Board member Miller closed the public hearing at 4:27 p.m.

Discussion

None.

Motion

Commissioner Cardosa moved that the Hearings Board approve the proposed Conditional Use to establish a CrossFit Gym within an existing building under planning file CU-01-22. This motion is based on the findings and conclusions in the staff report, and the findings in support of the application made by the hearings board during deliberations on this matter. Commissioner Neperud seconded the motion which passed 3-0.

Business from the Commission

4:28 p.m.

None.

Next meeting date: TBD

Adjournment

4:28 p.m.

Hearing no further business, Chair Miller adjourned the meeting at 4:28 p.m.

Respectfully submitted,

Reviewed by,

Signature on file

Signature on file

Kaitlin Martin
Administrative Assistant I

David Martineau
Current Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@cityofalbany.net.*