



MINUTES
March 24, 2010

I. ATTENDANCE

A. Members:

(X) Gene Gartland	(O) Patsy Robertson
(X) Rosemary Jonientz, Chair	(X) Tom Tuori
(O) Rich Pospula	(X) Tanya Zwahlen

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from December 16, 2010 stand as printed.

III. ELECTION OF OFFICERS

Held until April meeting.

IV. REPORTS

Tom Tuori reported on the EMC meetings

V. REFERRALS

A. Project Name: Townhouse construction

Location: 109 and 123 University Avenue

Applicant: Robert DiPaola

Project Description: Demolish two single-story concrete block buildings, one a +/- 2800SF former laboratory and the other a +/-1200SF former gas station. Combine properties and construct five two-story townhouses.

Lead Agency: Director of Planning and Zoning

Action: Moved by Tom Tuori and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:

The proposed project is not likely to have a significant adverse impact on the environment. The following items should be considered during the approval process:

1. In light of the close proximity of the existing building to the adjacent building, close scrutiny must be paid to proposed demolition techniques to avoid impacting the walls and foundation of that adjacent building.
2. Noise, dust and vibrations may cause adverse impacts to the adjacent residents. Construction and demolition operational specifications should be presented to the City for review and inspection.

B. Project Name: LKQ Corp. Automobile Salvage Yard

Location: 95 Ames Street (Corner of West Avenue)

Applicant: Stuart Chait, Chait Studios for LKQ Corp, Tualatin, Oregon

Project Description: To develop the 14.5 acres site (former Taylor Instrument) as an automobile dismantling and salvage yard with retail sales of used auto parts open to the public

Lead Agency: Director of Planning and Zoning

Action: Moved by Tom Tuori and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:



The REC recommends that before a decision is made regarding the potential for significant adverse impacts, the following must be accomplished:

1. A public meeting/hearing should be conducted to determine the level of public controversy/concern.
2. DEC's referral comments must be received.
3. The City should clarify who is responsible for the ongoing obligations of the Voluntary Cleanup Agreement that are reflected in the deed restrictions.

VI. OLD BUSINESS

- A. Port EIS** – Staff reported that the DEIS preparation is reaching a conclusion.
- B. Durand Beach Master Plan** – No report.
- C. Wegmans East Ave** – The FEIS was distributed. The recommendations report will be accomplished at the April meeting.

VII. ADJOURNMENT

The meeting adjourned at 7:02

Prepared By: Dorraine Kirkmire



MINUTES
April 28, 2011

I. ATTENDANCE

A. Members:

(X) Gene Gartland	(X) Patsy Robertson
(X) Rosemary Jonientz, Chair	(X) Tom Tuori
(X) Rich Pospula	(X) Tanya Zwahlen

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from March 24, 2011 stand as printed.

III. ELECTION OF OFFICERS

On a motion by Patsy Robertson, Rosemary Jonientz and Rich Pospula were unanimously elected to Chair and Vice Chair, respectively.

IV. REPORTS

Staff reported that a council item is being processed for all members of the REC to be reappointed. A prospective member has been identified and interviewed and his appointment is being advanced to Council as well.

V. REFERRALS

Project Name: Proposed garage demolition
Location: 11 Strathallan Park
Applicant: Robert Nevadomski
Project Description: To demolish a wood-frame, four-car garage in the rear yard. Replace with gravel for 6 parking spaces, and reestablish lawn on the south side.

Lead Agency: Preservation Board

Type I Trigger: The property is within a district listed on the NRHP

Action: Moved by Rich Pospula and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:

1. Where feasible, the drainage conditions should be improved. The Commission agrees that the use of gravel for parking areas rather than asphalt is preferable.
2. Demolition debris should be disposed of appropriately.

VI. OLD BUSINESS

- A. Port EIS** – The DEIS preparation is in the final stages. A DEIS is expected in July.
B. Durand Beach Master Plan – DEIS underway.
C. Wegmans East Ave –The REC prepared the following recommendation:

The proposed project should be approved with the following conditions:

1. At the locations where pedestrians cross the main vehicle access drive running north and south through the parking lot, a raised crosswalk with striping should be installed for safety.



2. A cart return should be installed in the westernmost portion of the parking lot to reduce the number of times pedestrians must cross the path of vehicles.
3. The proposed "Pharmacy" sign over the bottle return door is confusing because it does not relate to the location of the pharmacy inside the building. Wegmans should consider removing that sign.
4. The floor plan shows three bays on the northwest end of the proposed building, but the west elevations show two bays. This needs to be reconciled.
5. Any use of LED signs at the corner of East Avenue and Winton Road should be limited as they would be too distracting to drivers at this busy intersection.
6. A non-static (i.e., has movement, activity) greenspace should be designed at the corner of East Avenue and Winton Road that includes a water feature, benches and appropriate lighting that is not distracting to drivers.
7. While we appreciate Wegmans' branding through references to an agricultural theme, the simulated "barn doors" (EIFS upper floor façade feature) are too divergent from the neighborhood context. The "barn doors" should be clear glass windows. If the "barn doors" must remain in some respect, then, along the west façade only, Wegmans could develop these doors as wood or cement board with "hay loft" elements, including typical door hardware to make them look more authentic. The East Avenue façade, however, should not have the "barn doors" at all.

VII. ADJOURNMENT

Adjourned at 7:00p.m.

Prepared By: Dorraine Kirkmire



APPROVED MINUTES

June 23, 2011

I. ATTENDANCE

A. Members:

(X) Gene Gartland	(X) Patsy Robertson
(X) Rosemary Jonientz, Chair	(O) Tom Tuori
(X) Rich Pospula	(X) Tanya Zwahlen

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from April 28, 2011 stand as printed.

III. REFERRALS

A. Project Name: Proposed Plan Development District
Location: Area around the George Eastman House
Applicant: Torchia Engineering
Project Description: Rezone 850, 900 and 930 East Avenue, 933 University Avenue, 16 Portsmouth Terrace to Planned Development District.

Lead Agency: Director of Planning and Zoning

Action: Moved by Gene Gartland and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:

The proposed project is not likely to have a significant adverse impact on the environment.

IV. OLD BUSINESS

- A. Port EIS** – Mark Gregor and Dorraine Kirkmire provided a presentation on the status of the DEIS for the Port Redevelopment Project.
- B. Durand Beach Master Plan** – No report.
- C. Wegmans East Ave** – Dorraine Kirkmire presented the Wegmans' plan that was approved by the Zoning Board of Appeals.

V. ADJOURNMENT

The meeting adjourned at 7:00

Prepared By: Dorraine Kirkmire





**DRAFT MINUTES
October 27, 2011**

I. ATTENDANCE

A. Members:

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|------------------------------|---------------------|
| (X) Gene Gartland | (X) Patsy Robertson |
| (X) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (X) Ian Kuchman | |
| (X) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from June 23, 2011 stand as printed. (Lack of Quorum on September 22, 2011 – no minutes)

III. INTRODUCTION OF NEW MEMBER – Ian Kuchman was introduced as the newest member of the Commission.

IV. REPORTS

A. Chair

B. EMC – Rich Pospula volunteered to be the EMC rep. and Ian Kuchman offered to be an alternate.

C. Staff

D. Other

V. REFERRALS

A. Project Name: Demolition of Carriage House

Location: 32 Vick Park A

Applicant: Ann Ehmann, owner

File Number: A-015-11-12

Project Description: To demolish a +/-600SF carriage house, retaining the floor slab for a parking surface. No landscaping is planned.

[NOTE: This referral was removed from agenda. The demolition was approved as an emergency measure.]

VI. OLD BUSINESS

A. Port EIS –Dorraine Kirkmire discussed the plans for the hearing on November 1. Also answered questions about the DEIS. .

VII. ADJOURNMENT

The meeting adjourned at 6:30

Prepared By: Dorraine Kirkmire





MINUTES
November 17, 2011

I. ATTENDANCE

A. Members:

(O) Gene Gartland	(X) Patsy Robertson
(X) Rosemary Jonientz, Chair	(X) Tanya Zwahlen
(X) Ian Kuchman	
(X) Rich Pospula	

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from October 27, 2011 stand as printed.

III. REFERRALS

A. Project Name: Turning Point Trailhead

Location: Terminus of Boxart Street at the gorge.

Applicant: City/DES/Architecture and Engineering

Project Description: The improvements at the Turning Point Park will occur at the trailhead which is located at the Boxart Street entrance to the Park. Project components include additional parking with permeable pavement, on-street parking, a green restroom and associated utilities, grading and drainage, rain gardens, trail and overlook enhancements, signage, a secured gated entrance, and plantings.

Lead Agency: Mayor

Action: Moved by Kuchman and unanimously approved that the following recommendation be forwarded to the lead agency

The proposed project is not likely to cause significant adverse impacts upon the environment.

IV. OLD BUSINESS

A. Port EIS –Dorraine Kirkmire explained that the public comment period will be over on November 18, 2011. The comment disposition report will be on the REC's December agenda.

VII. ADJOURNMENT

The meeting adjourned at 6:30

Prepared By: Dorraine Kirkmire





**APPROVED MINUTES
December 15, 2011**

I. ATTENDANCE

A. Members:

(X) Gene Gartland	(X) Patsy Robertson
(X) Rosemary Jonientz, Chair	(X) Tanya Zwahlen
(O) Ian Kuchman	
(O) Rich Pospula	

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from November 17, 2011 stand as printed.

III. OLD BUSINESS

A. Port Comments Summary Report

Action: Moved by Zwahlen and unanimously approved that the Comment Summary and Disposition Recommendations Report be forwarded to the Lead Agency.

IV. ADJOURNMENT

The meeting adjourned at 7:30

Prepared By: Dorraine Kirkmire