

**CITY OF HEPPNER  
PLANNING COMMISSION  
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON  
7:00 PM, NOVEMBER 1, 2021**

NOTE: Where stated "Motion Carried" is considered unanimous, unless otherwise stated.

**ATTENDEES:**

Kraig Cutsforth, City Manager  
Dave Fowler  
Tripp Finch  
Nancy Gochnauer  
Dieter Waite  
Jeff Bailey  
Don Stroeber

**Absent:** Patti Allstott

**Members of the Public:** Tommie Kammerzell and Ed Miltenberger.

**1. General Business**

- A. Call to Order. The November 1, 2021 meeting of the City of Heppner Planning Commission was called to order at 7:00 PM by Chairman Dave Fowler.
- B. Dave Fowler led attendees in the Pledge of Allegiance to the Flag.
- C. Announcements – FEMA is wanting the City to change some Ordinances in our current flood plain information. He has gone over it with Kim Cutsforth who is the local CFM. They sent 63 pages of documents. We can probably get it down to about 31. Kraig is going to see what the pros and cons of the proposed changes are and will probably be bringing his findings to the Planning Commission at some point.
- D. Approval of the Minutes of August 2, 2021 Planning Commission Meeting.

Action: Motion by to approve the August 2, 2021 minutes by Dieter Waite. Seconded by Nancy Gochnauer. Motion Carried.

**2. Public Hearings**

- A. Variance: The Sign Man for Dollar General, 378 N Main Street, Map 2S26E35BB, Tax Lot #4300, Heppner, OR.

- 1. Public Hearing opened at 7:05

Kraig Cutsforth read the staff report.

The Sign Man on behalf of Dollar General is applying for a conditional use permit to allow for a sign for their business located in a DD commercial zone. There is a lack of guidance in the code book on this subject as the Ordinance is written with only one scenario in mind and would be only street frontage whereas in this case is an open lot approved to be used as a driveway/parking lot. Otherwise this request meets all the requirements. The sign will be 5' back and 18' tall. It will be located on a parking area ingress and egress. There are many signs similar to this already in town so this is not uncommon. No correspondence was received on the subject.

Ed Miltonberger from The Sign Man spoke to the Commission. Dollar General is trying to create an easier traffic flow in and out of the property. The sign will help people locate the entrance on Center Street.

2. Public Hearing closed at 7:09
3. Planning Commission Discussion and Comments

There will be two signs on the building on the Main Street side. Those signs are an outright use. The sign is 18' tall in order to improve visibility and so any cars parked on the street will not block its view.

4. Planning Commission Action, Variance: The Sign Man for Dollar General, 378 N Main Street, Map 2S263E35BB, Tax Lot #4300, Heppner, OR.

Motion to approve the Variance for The Sign Man for Dollar General, 378 N Main Street, Map 2S26E35BB, Tax Lot #4300, Heppner, OR by Jeff Bailey. Seconded by Dieter Waite. Nancy Gochner voted opposed. Motion Carried

### **3. Old Business**

#### **4. New Business** – None

#### **5. Information Items** – None

### **6. Planning Commission representative to November 8, 2021, Council meeting.**

Kraig Cutsforth will provide a report on actions taken at the November 1, 2021 meeting to the Council.

### **7. Adjournment.** Meeting adjourned at 7:19 PM.

