

**CITY OF OAK HARBOR
PLANNING COMMISSION
REGULAR MEETING
CITY HALL**

**AGENDA
October 25, 2016
7:30 P.M.**

1. **ROLL CALL:** **WASINGER** _____ **FREEMAN** _____
 PIERCE _____ **MANN** _____
 MERRIMAN _____ **HOVEY** _____
 WALKER-WYSE _____

2. **Approval of Minutes – September 27, 2016** Regular Business Meeting.

3. **Public Comment** – Planning Commission will accept public comment for items not otherwise on the agenda for the first 15 minutes of the Planning Commission meeting.

4. **Public Hearings and Meetings:**

A. MARIN WOODS PLANNED RESIDENTIAL DEVELOPMENT (PRD) AND PRELIMINARY PLAT – Public Hearing

This is a continuation of the Public Hearing that began at the Planning Commission Meeting on 9/27/2016.

The Planning Commission will be asked to continue this hearing to December 13, 2016.

B. MODEL HOMES CODE AMENDMENT – Public Hearing

This Public Hearing was rescheduled from the 9/27/2016 Planning Commission Meeting.

The Planning Commission will conduct a public hearing to consider a code amendment to allow for the construction of a limited number of model homes within a subdivision before that subdivision's final plat has been approved. This change will allow developers to construct homes to display for sale after public improvements have been completed to serve the model homes. The number of homes allowed will be limited and the City will require securities be posted to ensure compliance with applicable codes and completion of improvements. The Planning Commission may forward a recommendation to the City Council after conducting the public hearing.

C. LOW IMPACT DEVELOPMENT – Public Hearing

The Planning Commission will open a public hearing to consider code amendments to incorporate low impact development as a required, when feasible, method for treating and infiltrating stormwater. Staff will discuss the proposed amendments. The Planning Commission may continue this hearing to provide additional opportunity for review and comment.

D. SIGN CODE – Public Meeting

The Planning Commission will be briefed on proposed changes to the sign code. Rather than attempting to piecemeal code changes over time, Staff is working on wholesale changes to the sign code by categorizing signs in a form-based manner. These changes are in response to recent court decisions regarding the regulation of signage, both temporary and permanent.

E. ANNUAL COMPREHENSIVE PLAN AMENDMENTS – Public Meeting

In accordance with OHMC 18.15.040, the City is initiating its annual Comprehensive Plan amendment process. Staff will initiate a discussion with the Planning Commission on items to consider for the 2017 amendments.

5. **Special Meeting scheduled for November 9, 2016**

6. **Next Regular Business Meeting November 22, 2016**

7. **Adjournment**