



PLANNING COMMISSION MEETING  
CORNELIUS CITY HALL, COUNCIL CHAMBERS  
1355 N. BARLOW STREET

November 28, 2023  
7:00 PM

**NOTE:** Due to changes in state law, the Planning Commission meeting will be conducted in person and on-line through the Zoom Meeting platform. To access the Zoom Meeting, use the following link <https://zoom.us/j/88657023542> or dial in using your phone: United States: 1 - (253) 215-8782 Meeting ID 886 5702 3542

You may submit comments on proposed projects in advance of the Planning Commission meeting by emailing comments to: [barbara.fryer@corneliusor.gov](mailto:barbara.fryer@corneliusor.gov) or by mail to: Cornelius Community Development Department, Attn: Barbara Fryer, AICP, Community Development Director, 1355 N Barlow Street, Cornelius OR 97113.

### AGENDA

**NOTE:** *Persons wishing to give oral testimony on any of the Public Hearing items should sign up prior to the public hearings. Length of presentation may be limited by the chairman of the Commission, depending on the number of persons wishing to speak.*

### CALL TO ORDER

1. WELCOME
2. APPROVAL OF PLANNING COMMISSION MINUTES FOR: No Minutes
3. NEW BUSINESS: None
4. PUBLIC HEARING:

(Franz)

**Request:** A Type III Site Design Review (DR-78-23) and Preliminary Land Partition (LP-01-23) application to divide the existing 2.32-acre lot into two new parcels with a tract of land. Parcel #1 will be approximately 46,619 sf in size and will include a Dental Office (4,800 sf) and a Coffee Shop (2,330 sf) with a drive-through window. The new building will be 7,130 sf in size, which includes a new on-site parking lot, trash enclosure, landscaping, storm water facility and frontage improvements. Parcel #2 will be approximately 36,291 sf in size and will include on-site parking lot improvements, frontage improvements and a storm water facility. A future building pad will also be created on Parcel #2, but not developed at this time. Tract A will be approximately 18,761 sf in size, which will be for a vegetated corridor and wetland.

**Applicant:** Nathan Palmer

**Property Owner:** Ann Snyder Tilden, Trustee Richard H. Tilden Administrative Trust

**Location:** SE Corner of S 1<sup>st</sup> Avenue & Baseline Street  
**Map:** Township 1 South, Range 3 West, Map 4BB, Tax Lot #00300.  
**Zone:** Highway Commercial (C-2)

5. **PRESENTATION:** None
6. **OLD BUSINESS:** None
7. **ANNOUNCEMENTS:** Upcoming Planning Commission schedule - (Fryer)

**ADJOURNMENT**