



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

**February 27, 2024
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 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:** November 28, 2023
- 3. NEW BUSINESS:** None
- 4. PUBLIC HEARING:**

(Fryer)

Request: **Request:** A Type III Site Design Review (DR-70-23) and Type III Conditional Use Permit (CUP-02-23) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

Applicant: Shannon Marvin, MCP **Property Owner:** Mary Delfs

Site: 2962 Baseline Street, Cornelius, OR 97113

Map: Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.

Zone: Highway Commercial, C-2

5. **PRESENTATION:** None

6. **OLD BUSINESS:** None

7. **ANNOUNCEMENTS:** Upcoming Planning Commission schedule - (Fryer)

ADJOURNMENT