



**PLANNING COMMISSION MEETING  
CORNELIUS CITY HALL, COUNCIL CHAMBERS**

**October 22, 2024  
7:00 PM**

**HYBRID MEETING:**

**In-Person:**

City Hall  
City Council Chambers  
1355 N Barlow Street,  
Cornelius, OR 97113

**Zoom:**

[Zoom.us/Join](https://zoom.us/join)  
Meeting ID: 834 7940 8874  
Passcode: 215546  
Or Dial: 1-253-215-8782

**AGENDA**

**CALL TO ORDER**

- 1. WELCOME
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR: August 27, 2024
- 3. NEW BUSINESS: None

**4. PUBLIC HEARING: Franz**

**Project Name:** Wendy’s and Chipotle

**Applicant:** Braden Bernards

**Owners:** CVP - Cornelius OR, LLC  
Cornelius Cinemas 2, LLC

**Location:** 2612 Baseline Street  
200 N 26th Avenue

**Proposal:** A Type III Site Design Review (DR-33-24), Type II Conditional Use Permit (CUP-02-24) and Administrative Relief (AR-01-24) application to develop a commercially zoned property for a new 2,186 SF Wendy’s restaurant and new 2,313 SF Chipotle restaurant. The new developments will include new parking lots, landscaping, vehicle drive-thru’s, and other supporting amenities. The applicant is applying for Administrative Relief, to

reduce the required 10-vehicle stacking reservoir to 9-vehicles for the Chipotle drive-thru lane.

**Legal:** T 01 N, R 03 W, Map 34DC, Tax lot #1900 & #4700.

**Zoning:** Highway Commercial, C-2

**Applicable Criteria:** Chapters 18.10 & 18.15 (Application & Review Procedures); Chapter 18.45 (Highway Commercial, C-2); Chapter 18.100 (Site Design Review); Chapter 18.105 (Conditional Use Permit); Chapter 18.141 (Administrative Relief); Chapter 18.145 (Off Street Parking and Loading); Chapter 18.155 (Solar Access for New Development).

5. **PRESENTATION:** None

6. **OLD BUSINESS:** None

7. **ANNOUNCEMENTS:** Upcoming Planning Commission schedule.

**Franz**

## **ADJOURNMENT**

**Order of Planning Commission Proceeding:** At the public hearing, the Planning Commission Chair, will open the public hearing, a staff report will be presented, the applicant will be given the opportunity to make a presentation, interested persons will be called on to speak for or against the proposal, Commissioners will ask questions, the applicant will be given the opportunity to rebut testimony, staff will be given the opportunity to provide closing remarks, and the public hearing will be closed. At that point, all testimony is complete, and the Planning Commission will deliberate on the facts and findings in the staff report and testimony. The Planning Commission will make a decision. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier.

**Testimony Guidelines:** Testimony should avoid repetition of issues and should be based on the application criteria. Telephone conversations are not accepted as testimony.

Pursuant to ORS 197.797, failure to raise an issue at the final evidentiary hearing, or by the close of the record, in-person, virtually, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.

**In-Person Testimony:** To testify in-person, fill out a yellow comment card. Be sure to note your name, address, and the Case File No. **DR-33-24, CUP-02-24 and AR-01-24**. The Planning Commission Chair will call on participants who have submitted a yellow card in the order received.

**Virtual Testimony:** To testify virtually, pre-register by providing your name, address, Zoom account name, and Case File No. **DR-33-24, CUP-02-24 and AR-01-24** by email to

[Community.Development@corneliusor.gov](mailto:Community.Development@corneliusor.gov) prior to 5:00 pm on the day of the hearing. Your information will not be shared at the hearing. At the hearing, the Planning Commission Chair will call on participants who pre-registered. If unable to pre-register prior to the hearing, email [Community.Development@corneliusor.gov](mailto:Community.Development@corneliusor.gov) during the hearing to request to speak with your name, address, Zoom account name, and the Case File No. **DR-33-24, CUP-02-24 and AR-01-24** in your email. Virtual participants will not be able to share their screen during the meeting; presentation materials should be submitted to [Community.Development@corneliusor.gov](mailto:Community.Development@corneliusor.gov) as written testimony by 5:00 pm on the day of the hearing.