



## HAMLET TOWN HALL COMMUNITY MEETING

VIA ZOOM

APRIL 28, 2021, 7:00 P.M. AGENDA

### Call to Order & Introductions:

Chair: Tammy Stevens

Vice-Chair: Bill Merchant

Treasurer: Cheryl Buchert

Director at Large: Jack Hipp

Secretary, Speaker & Corresponding Secretary: Jessica Sernach

Director at Large: Joe Matteo

Director at Large: Kenny Sernach

Clackamas County Hamlet Staff Liaison, Katie Wilson

- I. Guest Speaker/s: Sheriff Brandenburg, Clackamas County  
Katie Wilson, Staff Liaison, Clackamas County
- II. Public Comments/Questions:
  - a. Merissa Copage, Carus resident – traffic speed on Hwy 213
- III. Land Use Applications:
  - a. Land Use Hearings Officer, Z0043-21-C, Conditional Use, April 29<sup>th</sup>, 9:30 a.m., hosting events, small family-style, cultural events & celebrations. Use existing barn for events along with portion of existing home. Site is approx. 6.5 acres, 3673 SW Homesteader Lane.
- IV. Land Use Activities/Decisions:
  - a. Z0096-21 owner Duwayne Knutson, applicant Dave Droz, approximately 3,200 feet SE of OC on west side of BC Road, zoned RRFF5, 29.80 acres, requesting a variance to the minimum average lot size for the RRFF5 zoning district to allow for the creation of 6 lots. The variance will allow a reduction in the minimum average lot size from 5 acres to approximately 4.98 acres allowing for 6 lots instead of 5 lots from this land division. Variance approved subject to conditions. 3/18/21 requesting a 6-lot minor subdivision of 29.8 acre property in the RRFF5 zone pursuant Lot Size Variance Z0518-20V. The property is currently undeveloped. The proposed partition includes one access road for all properties. The property is sloped & has a DSL identified wetland all proposed development is located outside of these areas. Approved subject to conditions.
  - b. Z0239-30-M owner Phil H Ringle Jr. Trustee, applicant Colleen Spurgeon, 22700 S Beavercreek Road, zoned EFU, 66.64 acres, measure 49, 1 lot with home of 62.64 acres, 2 two-acre new lots. Approved subject to conditions. Appealing Engineering Condition of Approval 5(a) requiring 8-foot bike lane along entire frontage of S Beavercreek Road. Hearing set for 3/18 at 1:00. Hearings Officer removed bicycle lane condition.
  - c. Evergreen Development – information from Oregon City.
  - d. Z0024-21 owner & applicant Dan Kelley, 22801 S Ferguson Road, Beavercreek, zoned RRFF5, 10 acres, requesting a Measure 49 approval. Approved subject to conditions.



- e. Z0038-21 owner & applicant Sandra Lee Bush, 16955 S Whitney Lane, Beavercreek, zoned RRFF5, .91 acres, requesting the renewal of a temporary home for care for Sandra Lee Bush due to medical conditions. Approved subject to conditions.
- f. Z0531-20 applicant Colleen Spurgeon with Township Surveys, owner Mike & Heidi Patterson, 15028 S Mitchell Lane, Oregon City, zoned RRFF5, 10.09 acres, requesting a 2 lot partition – one with 5 acres and existing homes and 2 shops and a second to be developed. Approved subject to conditions.

V. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
  - Cash Account \$48.84      Checking Account \$1,187.76
  - Trust Account \$3,067.54      **Total \$4,304.14**
- b. Transportation – Bill Merchant

VI. Old Business:

- a. Welcome to The Hamlet of Beavercreek Wooden Sign – Joe Matteo
- b. Vehicle Registration Fee - Trailers

VII. New Business:

- a. Bylaws Revisions – First Reading – Bill Merchant

VIII. Other Business/Reminders:

- a. Planning Commission – Tammy Stevens

**Next Community Zoom Meeting: May 26, 2021, 7:00 p.m. VIA ZOOM  
Guest Speaker?**

**Adjourn**

Hamlet of Beavercreek Web Site: <http://Beavercreek.org>

Hamlet of Beavercreek Facebook Site: <http://tinyurl.com/Beavercreek-f>

**THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!  
PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS**

Other Committees:

Agenda – Tammy Stevens  
Bylaws & Rules – Tammy Stevens  
Korner Park Facilities – Bill Merchant  
Public Relations – Melissa Logan

Boundary – Bill Merchant  
Hamlet Holiday Event – Tammy Stevens  
Nominating – Bill Merchant  
Transportation – Christine Kosinski