



MINUTES

Planning Commission Meeting

July 15, 2026 at 6:00pm
Coburg City Hall
91136 N Willamette Street

MEMBERS PRESENT: Chair; John Marshall, Vice Chair; Jerry Behney, Marissa Doyle,

MEMBERS ABSENT: William Wood, Jon Derby

STAFF/GUESTS PRESENT: Megan Winner, Planning Director; John Lehmann, Council Liaison

TRANSCRIBED BY: Madison Balcom; Administrative Assistant

CALL TO ORDER

Chair, John Marshall called the Planning Commission meeting to order at 6:05 p.m.

ROLL CALL

Planning Director, Megan Winner called roll. A quorum was present.

AGENDA REVIEW

There were no changes to the agenda.

PUBLIC COMMENT

There were no requests to publicly speak, and no written statements had been received.

APPROVAL OF MINUTES

- 1. Approval of Minutes from: April 16th, May 21st, September 17th, 2025 & February 18th, May 20th, 2026**

MOTION: Mr. Behney moved, seconded by Ms. Doyle, to approve the April 16th, 2025, May 21st, 2025, September 17th, 2025, February 18th, 2026, and May 20th, 2026 meeting minutes as presented.

The motion passed as 3:0, with Behney, Doyle, and Marshall voting affirmatively, none opposed.

COMMISSION BUSINESS

2. Sign Ordinance A-155 Amendments | Discussion

Ms. Winner noted that there are some legal complications and regulations with a sign ordinance, as explained in the provided LOC sign code document. Winner reviewed the current written standards of the sign code, as well as the recommendations and exceptions for the language used in a sign code. Commissioners had some input and questions, which Ms. Winner answered. They discussed some other potential sign options for businesses, if sandwich boards were not allowed in right-of-way's, and how they could provide an alternative option to them. Ms. Winner said they could expect to see some proposed language for the sign code amendments in September or October, with the goal being to have the whole process adopted by Spring of 2027.

UPDATES & FUTURE AGENDA ITEMS

3. August Recess – No City Meetings

Ms. Winner let the commission know that council voted to take a city-wide meeting recess for the month of August, so there will be no committees, commission or council meetings.

Mr. Behney asked about the status of the Greenhouse building project. Ms. Winner said that that project does not seem to be happening in the near future, but the property owner is working on some other structural updates to the current outdoor area.

4. October 20th, 2026 Tentative Joint Work Session on HCA

Ms. Winner mentioned that this project will not be completely done until 2027. However, they will begin project overview to make sure council and commission is familiar with the work taking place so far. At that time, there will likely be a Buildable Lands Inventory that is ready for review, which is a substantial component to the project. The joint work session is tentative but that is when they hope to get Planning Commission and City Council together to update and go over the project. Winner also noted there is a Housing Initiative Survey that is part of the project, which just launched and is out on social media and around town.

Mr. Marshall mentioned a possible future agenda item regarding if the use of a data center would be an approved use for the property across the freeway, to attempt to get in front of this topic due to its growth around the state.

ADJOURNMENT

Chair Marshall adjourned the Planning Commission Meeting at 6:41 pm.

APPROVED by the City of Coburg Planning Commission on this _____ day of _____ 2026.

John Marshall, Chair

ATTEST: _____
Sammy L. Egbert, City Recorder

DRAFT