



**NOTICE OF PUBLIC HEARING
CITY OF MONROE PLANNING COMMISSION
Monday August 3, 2020 6PM**

MONROE CITY COUNCIL CHAMBERS

658 COMMERCIAL STREET

The Monroe Planning Commission will be conducting a public hearing on Monday, August 3, 2020 for the purpose of accepting any and all public comment prior to deliberating and deciding a requested land use action for site plan approval for a new Artist Studio and retail shop in the former Hard Times Distillery building.

NYSTROM HOLDINGS. SITE PLAN REVIEW APPLICATION - FILE 20-13

LOCATION: 175 S. 5th Street, Monroe, OR

LAND USE ACTION REQUEST: The Nystrom Holdings Company application is requesting to re-occupy the former Hard Times Distillery at 175 S. 5th Street and divide it into an artist studio, storage area and a retail sales room. The application is accompanied by building permits that will be for both inside and outside improvements.

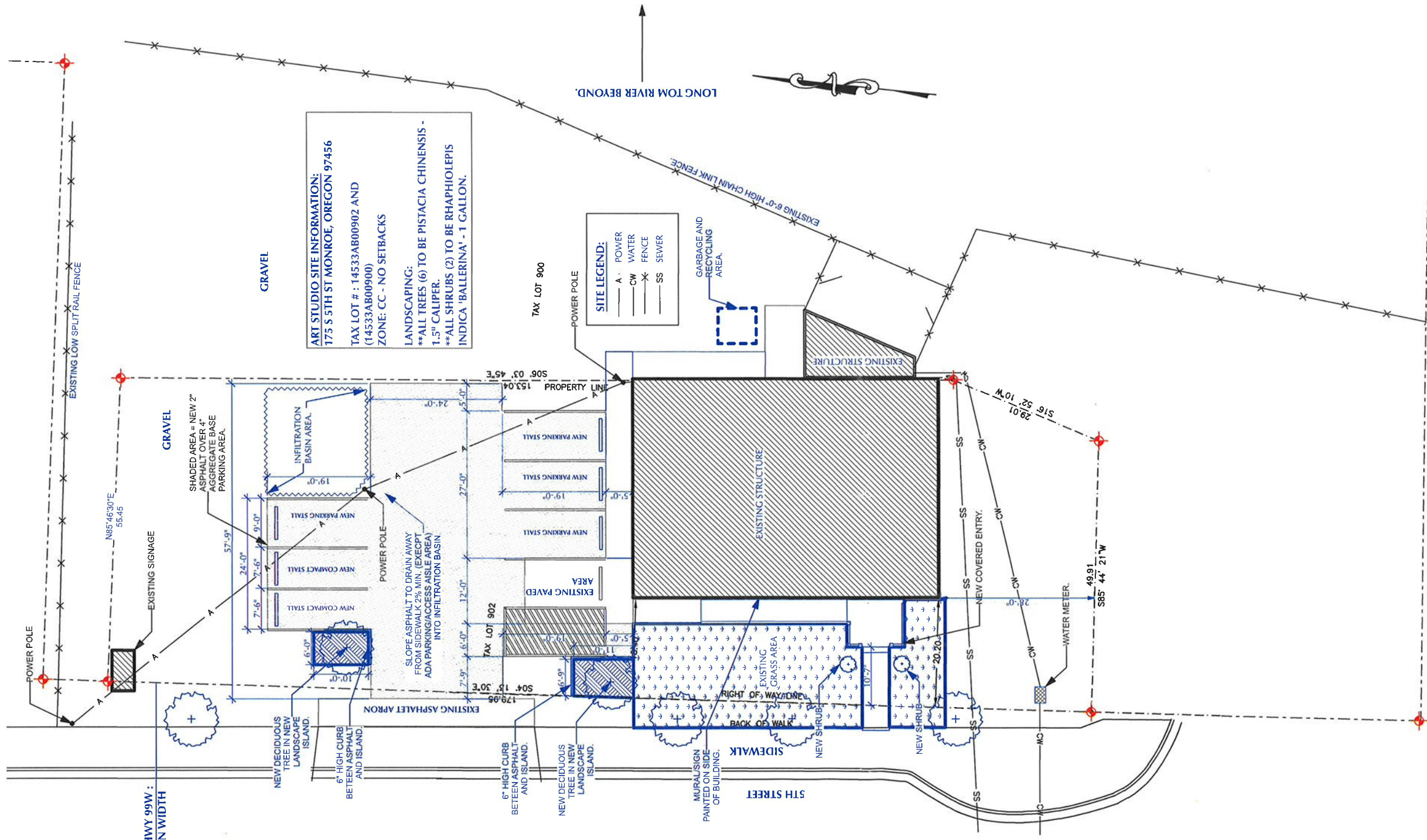
The application is before the Planning Commission per the requirements under the Highway Overlay District Ordinance and map. The application will be reviewed under the site plan review procedures of Section 2.140 & 2.400 Site Plan Application.

BASED UPON THE FINDINGS OF FACTS, STAFF IS RECOMMENDING PLANNING COMMISSION APPROVE THE RE-OCCUPANCY OF THE PROPOSED SITE WITH AN ARTIST STUDIO AND RETAIL SHOP IN THE HIGHWAY OVERLAY DISTRICT.

Copies of the application and staff report will be available for review seven (7) days prior to the public hearing date at Monroe City Hall during normal business hours. Additional information may be available on the City website www.ci.monroe.or.us. Inquires may be directed to the City Planner, patrick.depa@co.benton.or.us

This will be an open and recorded public hearing prior to the Planning Commission deliberation and decision. The Planning Commission is the decision making body for this type of land use action though it can be appealed to the City Council.

The City of Monroe is an equal opportunity employer and service provider



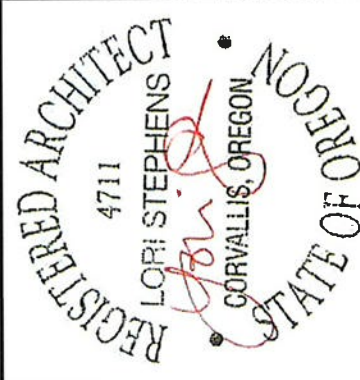
ART STUDIO SITE INFORMATION:
 175 S 5TH ST MONROE, OREGON 97456
 TAX LOT # : 14533AB00902 AND
 (14533AB00900)
 ZONE: CC - NO SETBACKS
 LANDSCAPING:
 **ALL TREES (6) TO BE PISTACIA CHINENSIS -
 1.5" CALIPER.
 **ALL SHRUBS (2) TO BE RHAPHIOLEPIS
 INDICA 'BALLERINA' - 1 GALLON.

SITE LEGEND:
 A - POWER
 CW - WATER
 X - FENCE
 SS - SEWER

GARBAGE AND
 RECYCLING
 AREA

1
 G-002

Site Plan
 SCALE: 1" = 20'



DATE OF ISSUE: Thursday, October 17, 2019
 CAD FILE NAME: distil E 1.pln
 DRAWN BY: #CAD Technician Full Name
 COPYRIGHT: Broadleaf Architecture PC
 BROADLEAF ARCHITECTURE PC
 534 NW 4TH ST
 CORVALLIS, OR 97330

Nystrom
 Art Studio
 175 S 5TH ST
 Corvallis, OR
 541-847-5700
 Site Plan
 REV 1 / 11-12-19 / Plan Review Revisions 1.

G-002