

**MINUTES**  
**SALEM PLANNING COMMISSION**      **Reviewer: Levin**  
**December 2, 2025**

**COMMISSIONERS PRESENT**

Commissioner Rhoades attended remotely

Kaley Fought, Vice-President  
Ben Fryback  
Lisa Heller  
Nathan Levin  
Beth Rhoades  
Michael Slater, President  
Marissa Theve  
Robert Vieyra-Braendle

**COMMISSIONERS ABSENT**

Commissioner Fought, Absent  
Excused

**STAFF PRESENT**

Lisa Anderson-Ogilvie, AICP,  
Planning Administrator,  
Tom Cupani, Deputy City Attorney  
Jennifer Halley, Admin Analyst

**1. CALL TO ORDER**

President Slater called the meeting to order at 5:30 P.M.

**2. ROLL CALL**

Roll was taken and with quorum established, President Slater proceeded with the meeting.

**3. PUBLIC COMMENT:** This time is available for interested citizens to comment on specific agenda items other than public hearings, deliberations and the merits of land use issues that are reviewable by the Planning Commission at public hearings. Each person's comments will be limited to three minutes.

- Mike Erdman, 2075 Madrona Ave SE, Ste 100, Salem OR 97302, [mike@homebuildersassociation.org](mailto:mike@homebuildersassociation.org)
- Natalie Janney, Multi/Tech Engineering, 1155 13<sup>th</sup> St SE, Salem OR 97301, [Njanney@mtengineering.net](mailto:Njanney@mtengineering.net)

**Questions or Comments for the public by Commissioners:** Commissioner Levin, Commissioner Fryback, Commissioner Slater

**4. CONSENT CALENDAR:**

**4.1 Approval of Minutes:**

President Slater asked if Commissioner Levin had a motion. Commissioner Levin moved to approve the minutes from the November 4, 2025, Planning Commission Meeting.

- 4.1.a:** November 4, 2025, Minutes (Commissioner Levin)  
*Recommended Action: Approve*

**Motion:** Move to approve the minutes.

**Motion by:** Commissioner Levin  
**Seconded by:** Commissioner Fryback

**Discussion on the Motion:** None.

**Vote:** *Aye:* Fryback, Heller, Levin, Rhoades, Slater, Theve, Vieyra-Braendle (7)  
*Nay:* (0)  
*Absent:* Commissioner Fought (1)  
*Abstentions:* (0)

**Action:** Motion passes

**4.2 Resolutions:** None

**4.3 Action Items:** None

**5. PUBLIC HEARINGS:** None

**6. SPECIAL ORDERS OF BUSINESS:**  
**6.a: Wetlands Subcommittee Report**

**Questions or Comments by Commissioners:** Commissioner Levin, Commissioner Fryback, Commissioner Slater, Commissioner Theve

**7. INFORMATION REPORTS:**

**8. SUBCOMMITTEE REPORTS:**

**9. PLANNING ADMINISTRATOR'S REPORT:**

- December 23rd Planning Commission meeting is cancelled due to lack of agenda items.
- No items yet for January 13, 2026, meeting
- Wetland Sub Committee Meeting will be held at 440 Church Street if January 13<sup>th</sup> Planning Commission meeting is canceled.

**QUESTIONS OR COMMENTS FROM COMMISSIONERS:** None.

**10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:**

**11. PUBLIC COMMENT (other than agenda items):** None

**12. ADJOURNMENT:**

There being no further business for the record, the meeting was adjourned at 6:48 P.M.

SUBMITTED:



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Michael Slater, President

ATTESTED: