

CITY OF MEDINA
Planning Commission Meeting

April 25, 2017
6:00 p.m.

Medina City Hall Council Chambers
501 Evergreen Point Road

CALL TO ORDER

The Planning Commission meeting of April 25, 2017, was called to order at 6:00 PM by Chair Schubring.

ROLL CALL

Present: Jeanne Carlson, David Doud (exited 6:50 PM),
Jen Garone (arrived 6:05 PM) Jessica Rossman, Randy Reeves
and Shawn Schubring.

Absent: Mark Nelson (excused)

Staff Present: Robert Grumbach, Development Services Director
Kristin McKenna, Development Services Coordinator
Cristina Haworth, City Planning Consultant

ANNOUNCEMENTS (6:01 PM)

Grumbach made the following announcements:

- Sargent John Kane is retiring. His last day is in June.
- Police Administrative Specialist Courtney Meyer is leaving. Her last day is in June.
- Assistant City Attorney Kellen Ruwe has accepted a job with another law firm.
- Deadline on filing for open positions with the Planning Commission, Civil Service Commission and Park Board is Friday April 28th.

AUDIENCE PARTICIPATION (6:04 PM)

Randy Bannecker, representing Seattle King County Realtors, commented on real estate signs being very important to both the buying and selling of homes. He noted they help people find addresses that can be hard to locate. He also commented that they have a fair housing component as they let anyone know what is for sale.

Heija Nunn commented on the sign code saying a sign in a residential area should indicate an action or information of something and not necessarily advertisement of what someone does for a living or their company. She also said real estate signs could have one post, but did not think it would be fair to use the same concept as Hunts Point.

APPROVAL OF MINUTES (6:12 PM)

Commissioner Rossman noted a minor correction in the minutes.

MOTION CARLSON / SECOND REEVES TO APPROVE THE MINUTES OF THE APRIL 25, 2017 PLANNING COMMISSION MEETING WITH AMENDMENT. APPROVED 6-0. (6:12 PM)

PUBLIC HEARINGS (6:12 PM)

QUASI-JUDICIAL:

QUASI-JUDICIAL:

1) Level 2 Tailored CMP. File No. CMP 16-028

Site Address: 7842 NE 14th Street

Applicant: BDR V Investments, LLC

Proposal: Redevelop a residential lot by demolishing existing residence and constructing a new single-family dwelling, detached garage, and decks and patios. Work includes exporting up to 1,200 cubic yards of earth and importing 35 cubic yards of fill. Nine significant trees will be removed.

Chair Schubring asked if Planning Commission members had any disclosures related to the Appearance of Fairness Doctrine. The following announced disclosures:

- Commissioner Rossman lived near the subject property. Commissioner Rossman confirmed she would be fair and impartial.
- Commissioner Doud worked with the applicant previously. Commissioner Doud confirmed he would be fair and impartial.
- Commissioner Reeves had conducted business with the applicant in the past. Commissioner Reeves confirmed he would be fair and impartial.

Chair Schubring asked if there were any challenges to any Planning Commission members participating in the hearing. There were no challenges.

Chair Schubring explained how the hearing would be conducted.

Grumbach gave the oath to Cristina Haworth, City Planning Consultant. She presented a summary of the staff report including explanation of the site plan. Haworth recommended approving the Construction Mitigation Plan subject to the conditions proposed in the staff report.

Haworth responded to questions about the project from the Commissioners.

Grumbach gave the oath to Jim Dwyer, agent for the applicant. Dwyer responded to questions from the Commissioners concerning impacts from truck travel overlapping multiple BDR projects, project completion, tree removal, and landscaping. Dwyer noted that the heaviest truck traffic would be during the summer months.

Chair Schubring opened the hearing to public testimony.

Grumbach gave the oath to Heija Nunn who lives near the subject property. Nunn expressed concerns about the use of 80th Avenue NE to assist vehicle turn-around, pedestrian safety, construction-related traffic, parking, use of flaggers and noise.

There was no other public testimony. Chair Schubring closed the public hearing.

After the Commissioners discussed the proposal, a motion was made.

MOTION CARLSON / SECOND GARONE TO APPROVE CONSTRUCTION MITIGATION PLAN CMP-16-028 WITH THE CONDITIONS IN THE STAFF REPORT. APPROVED 5 – 0. (DOUD EXITED.) (7:07 PM)

OTHER BUSINESS (7:09 PM)

- 1) Updated Sign Code (continued discussion from March 28th meeting)

Grumbach summarized the discussion from the prior meeting and reviewed updates to the draft with the Commissioners.

The Commissioners continued their discussion from the March 28th meeting about real estate signs. Much of the discussion also focused on wordsmithing the document.

MOTION REEVES / SECOND CARLSON TO ADOPT A RECOMMENDATION OF THE PLANNING COMMISSION TO THE CITY COUNCIL REPEALING AND READOPTING MMC 20.30.020, SIGN CODE; AND AMENDING DEFINITIONS IN CHAPTER 20.12; AND ADOPTING MMC 20.30.025 LOCATION IDENTITY SIGN. (9:05 PM)

Discussion on the motion followed. The Commissioners agreed to group amendments having a consensus together and to handle the other amendments separately.

MOTION REEVES / SECOND ROSSMAN TO ADOPT THE FOLLOWING AMENDMENTS:

- MINOR REVISIONS TO THE DEFINITIONS FOR SIGN AREA AND SIGN FACE;
- ADD "...BUILDING, WALL, OR FENCE TO WHICH IT IS ATTACHED" TO THE TABLES REGARDING HEIGHT OF MOUNTED SIGNS;
- REFORMAT THE NUMBERING FOR MMC 20.30.020(D) AND MOVE USER GUIDE PROVISIONS TO THE BEGINNING OF THE SUBSECTION;
- DELETE "AND MUST OBTAIN APPROVAL FROM DIRECTOR" FROM SUBSECTION MMC 20.30.025(H).

APPROVED 5 – 0. (9:13 PM)

MOTION REEVES / SECOND GARONE TO ADD LANGUAGE ABOUT CODE VIOLATION ENFORCEMENT TO MMC 20.30.020. APPROVED 3 – 2. (SCHUBRING AND ROSSMAN OPPOSED) (9:16 PM)

Grumbach comment that enforcement language was already in Chapter 20.16 MMC and expressed concerns about adding this language.

MOTION REEVES / SECOND CARLSON TO INCREASE THE MAXIMUM SIGN AREA IN TABLE 20.30.020(F) TO:

- 5 SQUARE FEET FOR REAL ESTATE SIGNS; AND
- 4 SQUARE FEET FOR EVENT SIGNS.

APPROVED 4-1. (GARONE OPPOSED) (9:18 PM)

ORIGINAL MOTION TO ADOPT A RECOMMENDATION OF THE PLANNING COMMISSION TO THE CITY COUNCIL REPEALING AND READOPTING MMC 20.30.020, SIGN CODE; AND AMENDING DEFINITIONS IN CHAPTER 20.12; AND ADOPTING MMC 20.30.025 LOCATION IDENTITY SIGN, AS AMENDED. APPROVED 5 – 0. (9:22 PM)

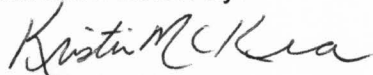
Due to the hour, the Commissioners agreed to table the discussion on the Update View and Sunlight Obstruction Regulations and the Construction Mitigation Plan updates until the next meeting.

ADJOURNMENT

MOTION REEVES / SECOND GARONE TO ADJOURN THE APRIL 25, 2017 PLANNING COMMISSION MEETING. APPROVED 5 – 0. (9:23 PM)

The next Planning Commission meeting is scheduled for Tuesday, May 23, 2017 at 6:00 PM.

Minutes taken by:



Kristin McKenna
Development Services Coordinator