



MEDINA, WASHINGTON
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PLANNING COMMISSION
SPECIAL MEETING
MEDINA CITY HALL COUNCIL CHAMBERS
Tuesday, October 16, 2018
6:15 PM

MINUTES

A. CALL TO ORDER 6:15 PM

The Planning Commission special meeting of October 16, 2018, was called to order at 6:22 p.m. by Chair Schubring.

B. ROLL CALL

Commissioners Present: Carlson, Preston, Reeves, Schubring and Truitt

Commissioners Absent: Langworthy and Nelson (Excused)

Staff Present: McKenna, Miner, Haworth and Pesek

C. ANNOUNCEMENTS

Haworth announced that Development Serviced Director, Steve Wilcox, would not be attending tonight's meeting.

D. AUDIENCE PARTICIPATION

None

E. PUBLIC HEARINGS

1. QUASI-JUDICIAL

Level 2 Tailored Construction Mitigation Plan

File No. CMP-17-005

Address: 543 Overlake Drive East

Applicant: Yuanjing Shen, Agent

Summary: Redevelop a residential lot by demolishing the existing residence and constructing a new single-family residence and appurtenant structures. Work includes approximately 850 cubic yards of site grading and removal of one significant tree. Work will occur in a geologically hazardous area.

Chair Schubring administered the Appearance of Fairness:

There were no disclosures from the Commissioners.

There were no challenges to the Commissioners deciding the matter.

Sean Pesek, City Planning Consultant, presented a summary of the staff report. Pesek recommended approving the Construction Mitigation Plan subject to the conditions in the staff report.

Yuanjing Shen, Agent for the property owner, responded to questions from the Commissioners.

Commissioners discussed the staff report and asked questions. Staff responded.

ACTION: Motion Reeves second Carlson to approve CMP-17-005 with the conditions in the staff report.

Commissioners discussed the motion.

ACTION: Motion Reeves second Truitt to approve Construction Mitigation Plan CMP-17-005 with the conditions in the staff report and with the following amendments:

- Applicant will provide notice of construction parking, on the adjacent property that is owned by the applicant, prior to permit issuance.
- No animals on the construction site.
- Reject condition 14 and replace with the following condition:
Applicant must submit an overhead drawing identifying location of equipment and operational radius of boom, subject to Director's approval.

Approved 5-0.

2. QUASI-JUDICIAL

Level 2 Tailored Construction Mitigation Plan and Site Plan Review

File No's CMP-18-017 and PL-18-035

Address: 7747 Overlake Drive West

Applicant: Rick Chesmore, Agent

Summary: Redevelop a residential lot by demolishing the existing structure and constructing a new single-family residence and appurtenant structures. The project will involve importing 1,960 cubic yards of earth, exporting 6,680 cubic yards of earth, and site grading of up to 11,640 cubic yards of earth.

Chair Schubring administered the Appearance of Fairness:

There were no disclosures from the Commissioners.

There were no challenges to the Commissioners deciding the matter.

Sean Pesek, City Planning Consultant, presented a summary of the staff report. Pesek recommended approving the Construction Mitigation Plan and Site Plan Review subject to the conditions in the staff report.

Rick Chesmore, Agent for the property owner, responded to questions from the Commissioners and provided additional clarification on the site plan.

Eric Toth and Gary Warden, Contractor's for the property owner, provided additional details regarding the construction site, including parking, dumpster and portable toilet locations. Toth stated they held two meetings with the neighbors to help resolve any potential impacts the construction project may have on them.

Commissioners discussed the staff report and asked questions. Staff responded.

ACTION: Motion Reeves second Carlson to approve Construction Mitigation Plan CMP-18-017 and Site Plan Review PL-18-035 with conditions in the staff report.

Commissioners discussed the motion.

ACTION: Motion Reeves second Carlson to approve Construction Mitigation Plan CMP-18-017 and Site Plan Review PL-18-035 with conditions in the staff report and with the following amendments:

- Add a new condition: *Noise-generating work, including delivery of materials or equipment, shall not occur prior to 7:00 AM Monday through Friday or 8:00 AM on Saturday, nor after 7:00 PM Monday through Friday or 5:00 PM on Saturday. Work is not permitted on Sundays without express written authorization from the City.*
- Amend condition 3 by adding the language from condition 18 that says; *The director may apply additional construction mitigation measures meeting the requirements in MMC 15.20 to the project if additional construction impacts are identified once construction commences.*

Approved 5-0

G. ADJOURNMENT

Motion Reeves second Preston; the Commission adjourned the Special Meeting at 8:51 p.m.

Minutes taken by:



Kristin McKenna
Development Services Coordinator