

CITY OF MEDINA
Planning Commission Meeting

August 22, 2017
6:00 p.m.

*Medina City Hall Council Chambers
501 Evergreen Point Road*

CALL TO ORDER

The Planning Commission meeting of August 22, 2017, was called to order at 6:00 PM by Chair Schubring.

ROLL CALL

Present: Jeanne Carlson, Mark Nelson, Laurel Preston, Jessica Rossman, Randy Reeves and Shawn Schubring.

Absent: Jen Garone (excused)

Staff Present: Robert Grumbach, Development Services Director
Kristin McKenna, Development Services Coordinator
Leilani Fisher, Assistant City Attorney

ANNOUNCEMENTS (6:01 PM)

Grumbach made the following announcements:

- There will be an open house in early October regarding the 84th/24th street project.
- There will be a public hearing on the City budget at the next Council meeting.
- Starting in early September, the City will be conducting a survey on the Development Service Department. The survey will be going out to residents, developers, contractors and agents.

AUDIENCE PARTICIPATION (6:07 PM)

Randy Bannecker commented on real estate signs asking the Commissioners to maintain the language that they originally agreed on. He also commented on the importance of real estate signs saying signs are a major player in selling a home quickly, which is in the best interest of all involved.

Council Member Sheree Wen commented as an audience member on the View and Sunlight regulations saying that she had conducted research on ordinances from jurisdictions like Medina, but did not have time to forward the results to staff before the meeting. She gave a brief review of what she had found and left the documents with staff.

ANNOUNCEMENT

The following information is being provided for your information.

It is requested that you contact the office at the following address.

For further details, please refer to the enclosed document.

Very truly yours,

The undersigned, being duly sworn, depose and say that the foregoing is true and correct.

Subscribed and sworn to before me this _____ day of _____, 19____.

Notary Public in and for the State of _____.

My commission expires on _____, 19____.

Witness my hand and the seal of my office this _____ day of _____, 19____.

Notary Public

My office is located at _____, _____, _____.

My telephone number is _____.

My e-mail address is _____.

My fax number is _____.

My business hours are _____.

My commission was issued on _____, 19____.

My commission expires on _____, 19____.

My office is open to the public.

My office is open to the public.

My office is open to the public.

My office is open to the public.

My office is open to the public.

My office is open to the public.

My office is open to the public.

My office is open to the public.

My office is open to the public.

My office is open to the public.

Lennox Scott commented on real estate signs saying how important signs are to selling a home. He also said the best value a seller gets is if the home is sold within the first 30 days and signage is an integral part in the whole marketing game plan. Scott encouraged the Commissioners to maintain the language that was previously agreed upon.

He also commented on the View and Sunlight regulations saying he is in favor of strengthening the ordinance and that he spoke to an appraiser who indicated there could be a 10% reduction in home value if a view is blocked. He said having a well thought out plan will make a big difference in helping with discussions between neighbors.

Joe Meisenheimer commented on the View and Sunlight regulations by giving an example of home values in Clyde Hill, saying that five or six years ago, if you owned a house with any type of view, your home value was at least \$60 to \$100 thousand more than a house without a view.

He also commented on real estate signs saying that putting up a sign can be pandemonium at best. He said the sign must have the agent's name and phone number so that buyers can call the main point of contact. Meisenheimer said agents have multiple listings and get calls at all hours of the day and night and they need the opportunity to get organized from the very beginning.

APPROVAL OF MINUTES (6:32 PM)

| |
|--|
| MOTION NELSON / SECOND REEVES TO APPROVE THE MINUTES OF THE JULY 25, 2017 PLANNING COMMISSION MEETING. APPROVED 6-0. (6:32 PM) |
|--|

PUBLIC HEARINGS

There was no public hearing

Chair Schubring re-ordered the agenda with the consensus of the Commissioners.

OTHER BUSINESS (6:32 PM)

1) Discussion on Real Estate and Event Signs

Grumbach summarized the discussion from the prior meeting and reviewed updates to the draft with the Commissioners. He reminded the Commissioners that signs cannot be regulated by content, but can be regulated by time, place and manner.

The Commissioners continued their discussion from the July 25th meeting about real estate and construction signs. During the discussion, Grumbach and Fisher clarified the code language and responded to several questions, including questions on what constitutes an active construction project, vehicle signage, design standards, what counts as a time, place and manner, and consequences of not allowing contractor signs at all.

100

THE

THE

THE

THE

THE

THE

THE

THE

THE

Fisher stated she will research to verify if there is case law that is specific to contractor signs and bring her findings to the next meeting.

There was also discussion on the Construction Mitigation signs and whether these signs could be considered unique conditions for determining signage. The Commissioners also asked if there could be restrictions on constructions signs in private lanes.

Grumbach stated he would research both and bring the information to the next meeting along with an updated draft.

Commissioner Rossman asked fellow Commissioners if they had seen a social media post by Council Member Atkins asking for input and comments on the portion of the sign code that allows LED signs in the City. Rossman said the post already had 41 comments and wanted to bring it to the attention of the Commission. Grumbach responded by reviewing the current code language on illumination and said staff is researching the issue and would be checking with the City Council about having this on the work program. There was consensus among the Commissioners to have Grumbach bring the information to the next meeting.

2) Update View and Sunlight Obstruction Regulations - continued discussion

Grumbach summarized the discussion from the prior meeting and reviewed updates to the draft with the Commissioners. Fisher and Grumbach responded to questions from the Commissioners including questions on cost allocation, establishing view rights, allowing public comment and hearing noticing.

Grumbach clarified the difference between a public hearing and a private party hearing and reminded the Commissioners that the draft ordinance is a dispute resolution process between property owners and not necessarily a hearing for the general public.

The Commissioners expressed concerns on the City's ability to defend the proposal and asked if there was less risk with the draft then there is with the current ordinance. Fisher responded that she would need to do a closer comparison and will bring the results back to the next meeting.

The Commissioners also had suggestions and provided comments throughout the discussion regarding minor alterations to the code language.

There was a consensus for the draft to be scheduled for a public hearing at the next regular meeting.

3) Construction Mitigation Plan – Policy Guidance Discussion

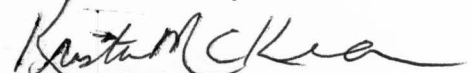
Due to the hour, the Planning Commission agreed to table the discussion on the Construction Mitigation Plan – Policy Guidance Discussion to a future meeting.

ADJOURNMENT

MOTION REEVES / SECOND CARLSON TO ADJOURN THE AUGUST 22, 2017
PLANNING COMMISSION MEETING. APPROVED 5 – 1 (*NELSON OPPOSED*)
(8:55 PM)

The next Planning Commission meeting is scheduled for Tuesday, September 26, 2017 at 6:00 PM.

Minutes taken by:



Kristin McKenna
Development Services Coordinator

