

CITY OF MEDINA
Planning Commission Meeting

July 25, 2017
6:00 p.m.

Medina City Hall Council Chambers
501 Evergreen Point Road

CALL TO ORDER

There was a consensus to have Commissioner Garone chair the meeting due to the absence of Chair Schubring and Vice-Chair Reeves.

The Planning Commission meeting of July 25, 2017, was called to order at 6:10 PM by Commissioner Garone.

ROLL CALL

Present: Jeanne Carlson, Jen Garone, Laurel Preston, and Jessica Rossman.

Absent: Shawn Schubring (excused), Mark Nelson (excused), Randy Reeves.

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

ANNOUNCEMENTS (6:11 PM)

Grumbach made the following announcements:

- Welcomed Commissioner Preston to the Planning Commission.
- Reminded the Commissioners to turn in their City issued iPads.

AUDIENCE PARTICIPATION (6:12 PM)

Council Member Sheree Wen commented as an audience member on the View and Sunlight regulations saying she likes what she has seen so far.

APPROVAL OF MINUTES (6:13 PM)

Commissioner Preston noted a minor correction in the minutes.

MOTION CARLSON / SECOND GARONE TO APPROVE THE MINUTES OF THE JUNE 27, 2017 PLANNING COMMISSION MEETING WITH AMENDMENT.
APPROVED 4-0. (6:13 PM)

PUBLIC HEARINGS

There was no public hearing

OTHER BUSINESS (6:14 PM)

1) Discussion on Real Estate and Event Signs

Grumbach reviewed with the Commissioners the memo included in their packets, explaining the Council's directions to review the new adopted section pertaining to real estate and events signs, specifically the addition of constructions signs.

Grumbach and Fisher responded to questions from the Commissioners and helped clarify the code language. The Commissioners also had suggestions and comments throughout the discussion regarding minor alterations to the code language and there was consensus on language regarding narrowing down the allowance of where construction signs can be located. In response to a question from Commissioner Garone, Grumbach confirmed that there is a pro-active sign enforcement program in place and the City has started to receive sign permit application.

The Commissioners asked staff to provide them information on how many active construction projects are currently going on. The Commissioners also asked to review the definitions of maximum sign area, the definition of construction and would like to review some of the standards again. Grumbach agreed to bring the requested information to the next meeting.

2) Update View and Sunlight Obstruction Regulations - continued discussion

Grumbach started by summarized the discussion from the prior meeting and reviewing with the Commissioners the memo that was included in their packets.

Council Member Sheree Wen commented as an audience member saying that when residents lose their view, they lose property value. She also said she would like to see the nuisance language back in the ordinance, saying Washington State Law has references on property nuisance. Wen said she did some research and found ordinances from jurisdictions, like to Medina, that protected property values.

Grumbach responded that the nuisance language was removed at the advice of the City Attorney. Fisher confirmed that making it a "nuisance ordinance" would look much different policy wise then what the City is trying to achieve with the current draft ordinance. Grumbach said the objective of the ordinance is trying to create a local process for resolving neighbor disputes.

Wen agreed to forward what she found to staff.

Fisher and Grumbach responded to questions from the Commissioners regarding legal takings, fees, the legitimacy of the proposed View and Sunlight ordinance, and the burden of cost allocations being on the complainant. The Commissioners had

suggestions and provided comments throughout the discussion regarding minor alterations to the code language.

Grumbach will bring an updated draft to the next meeting.

3) Construction Mitigation Plan – Policy Guidance Discussion

Due to the absence of three Commissioners, the Planning Commission agreed to table the discussion on the Construction Mitigation Plan – Policy Guidance Discussion until the next meeting.

4) Update Discuss August 22 meeting

There was consensus among the Commissioners to hold their August 22nd meeting.

ADJOURNMENT

MOTION CARLSON / SECOND PRESTON TO ADJOURN THE JULY 25, 2017
PLANNING COMMISSION MEETING. APPROVED 4 -0 (7:35 PM)

The next Planning Commission meeting is scheduled for Tuesday, August 22, 2017 at 6:00 PM.

Minutes taken by:



Kristin McKenna
Development Services Coordinator