

CITY OF MEDINA
Planning Commission Meeting

*November 22, 2016
6:00 p.m.*

*Medina City Hall Council Chambers
501 Evergreen Point Road*

CALL TO ORDER

The Planning Commission meeting of November 22, 2016, was called to order at 6:00 PM by Chair Reeves.

ROLL CALL

Present: Jeanne Carlson, David Doud (arrived 6:15 PM),
Jen Garone, Mark Nelson, Jessica Rossman, Vice-Chair Shawn
Schubring and Chair Randy Reeves.

Absent: None

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

ANNOUNCEMENTS (6:02 PM)

Chair Reeves welcomed new Commissioner Jessica Rossman.

Grumbach made the following announcements:

- Council approved the Accessory Recreation Facilities Code Amendment.
- Council passed the 2017 budget.
- The Childhaven giving tree is set up in City Hall lobby. The dead-line for dropping off gifts is December 12th.
- Reminder that there is a Special joint meeting with the City Council, Planning Commission and Park Board scheduled for Monday, December 12, 2016 at 5:00 PM for parliamentary training.

APPROVAL OF MINUTES (6:06 PM)

Commissioner Garone noted a minor correction in the October 25, 2016 minutes.

MOTION NELSON / SECOND GARONE TO APPROVE THE MINUTES OF THE OCTOBER 25, 2016 PLANNING COMMISSION MEETING WITH AMENDMENT. APPROVED 6 – 0. (DOUD ABSENT) (6:06 PM)
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AUDIENCE PARTICIPATION (6:07 PM)

Mayor Morcos announced that City Council is hosting a staff appreciation lunch on Wednesday December 7th at 12:00 PM at the Overlake Golf and Country Club. Park Board members and Planning Commissioners are invited to attend.

PUBLIC HEARINGS (6:08 PM)

QUASI-JUDICIAL:

- 1) Level 2 Tailored CMP. File No. CMP-16-016

Site Address: 7650 NE 10th Street

Applicant: Jim Dwyer (Agent) BDR Medina IV Investments, LLC

Proposal: Construct a new 5,637 square foot single-family dwelling and attached garage; a two-story 935 square foot detached accessory building with garage and loft, and a 1,194 square foot covered patio.

Chair Reeves asked if Planning Commission members had any disclosures related to the Appearance of Fairness Doctrine. Reeves disclosed that he has conducted business with Todd Bennett, the applicant, and Jim Dwyer, the agent for the applicant. Reeves stated he would be fair and impartial.

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

Chair Reeves explained how the hearing would be conducted.

Grumbach gave the oath to Cristina Haworth, City Planning Consultant.

Haworth presented a summary of her staff report including explanation of the site plan. Haworth provided the staff's recommended to approve the Construction Mitigation Plan subject to the conditions proposed in the staff report.

Haworth responded to questions from the Commissioners.

Grumbach gave the oath to Jim Dwyer, agent for the applicant. Dwyer responded to questions from the Commissioners on construction start dates, dwelling configurations and amending the proposed truck routes.

Chair Reeves opened the hearing to public testimony.

Grumbach gave the oath to Donald Meyer. He said he lives next door to the project and asked about the construction time-line. He requested that the site be locked up and secured nightly and CMP rules be enforced.

There was no other public testimony.

After a discussion a motion was made.

MOTION SCHUBRING / SECOND GARONE TO APPROVE TAILORED CONSTRUCTION MITIGATION PLAN CMP-16-016 SUBJECT TO THE CONDITIONS IN THE STAFF REPORT WITH AN ADDITIONAL CONDITION ADDED THAT PROPERTY BE SECURED NIGHTLY (LOCKED) AND TO AMEND CONDITION 2-D TO CHANGE THE TRUCK ROUTE TO UTILIZE 12TH STREET NE AND NE 84TH STREET. APPROVED 7- 0 (7:04 PM)

OTHER BUSINESS (7:05 PM)

1) Continued discussion on Comprehensive Sign Code Update

Grumbach distributed a draft of the sign code standards to the Commissioners. He stated that the goal of the sign regulations is to protect the residential setting of the City while staying content neutral. Grumbach lead the Commissioners through a discussion on the draft standards. Grumbach and Ruwe responded to questions from the Commissioners and helped clarify the code language. During the discussion a motion was made.

MOTION NELSON / SECOND REEVES TO INCREASE REAL ESTATE AND EVENT SIGNS FROM 4 SQUARE FEET TO 6 SQUARE FEET.
MOTION FAILED 2-5 (CARLSON, DOUD, GARONE, ROSSMAN & SCHUBRING OPPOSED) (8:21 PM)

The discussion continued and another motion was made.

MOTION NELSON / SECOND REEVES TO AMDEND TABLE 20.30.020(G) NUMBER 4.C.ii TO READ: THE SIGNS ARE NOT TO BE DISPLAYED MORE THAN 3 TIMES A WEEK AND ARE TO BE REMOVED 1 HOUR AFTER THE EVENT.
APPROVE 5-2 (DOUD & SCHUBRING OPPOSED) (8:45 PM)

There were also several suggestions and comments made by Commissioners regarding minor alterations to the code language throughout the discussion. There was consensus among the Commissioners to move the Comprehensive Sign Code to a public hearing.

Paul Saad commented on the street signs (municipal signs) throughout the City inquiring if they can be replaced by more visually appealing signs.

2) Update View and Sunlight Obstruction Regulations

Due to the hour the Commissioner's allowed public comment but tabled their discussion to a future meeting.

Paul Saad commented on the View and Sunlight draft saying that he did not think the draft ordinance was going far enough to protect residences' views and asked for support of areas where potential views exist.

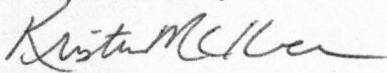
ADJOURNMENT

MOTION GARONE / SECOND ROSSMAN TO ADJOURN THE NOVEMBER 22, 2016, PLANNING COMMISSION MEETING. APPROVED 7 – 0. (9:08 PM)

A Special Planning Commission Meeting is scheduled for Tuesday, December 6th at 6:00 pm.

A Joint-meeting with City Council / Park Board on Parliamentary Procedures is scheduled for Monday, December 12 at 5:00 pm.

Minutes taken by:



Kristin McKenna
Development Services Coordinator