



Planning Commission Special Meeting September 24, 2020

Meeting Minutes

1) CALL TO ORDER/ROLL CALL/AGENDA REVIEW

Chair William Chester called the meeting to order at 6:00 PM. Commissioners in attendance were Vice-chair Kimberly McCormick Osmond, Jon Quitslund, Lisa Macchio, Joe Paar and Sarah Blossom. City Staff present were Planning & Community Development Director Heather Wright, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Commissioner Blossom noted that she had a conflict of interest with the Islander Resident Association and that she would recuse herself if they were included in FAR Bonus discussion.

2) PLANNING COMMISSION MEETING MINUTES

2.a [Amendment of Previously Approved Minutes from February 27, 2020 Meeting Cover Page](#)
[Planning Commission Minutes 022720.pdf](#)

Motion: I move to accept the meeting minutes from February 27, 2020 as amended.

Paar/Blossom: Passed Unanimously.

3) PUBLIC COMMENT

None.

4) UNFINISHED BUSINESS

4.a [Ordinance 2020-16 Amending Bonus Floor Area Ratio \(FAR\) Options, BIMC 18.12.030.E. Cover Page](#)
[20200924_PC_Staff_Memo.docx](#)
[DRAFT Ordinance No. 2020-16.docx](#)
[Exhibit A Option 1 Excerpt BIMC_Table_18.12.020-3.pdf](#)
[Exhibit_A_Option_2_Excerpt_BIMC_Table_18.12.020-3 REV MU Bonus MUTC Zoning Districts Map.pdf](#)
[WMP Goals & Policies Related to FAR.pdf](#)
[Planning Commission Rationale on Revised Recommendations on FAR Bonus Density Provisions.docx](#)

Senior Planner Jennifer Sutton provided a brief synopsis of work accomplished since the Planning Commission's last meeting.

Motion: I'd like to move that we recommend Ordinance No. 2020-16 and Exhibit A, Option 2 for consideration by the City Council and I would further like to recommend that we as a Planning Commission draft a rationale for recommending this Ordinance that will travel with it to the City Council explaining the potential impact of the Ordinance on commercial properties in the Winslow and MUTC/High School Road/Ferry Terminal District/Gateway District areas as well as the importance of evaluating FAR Base at some point in the very near future.
McCormick Osmond/Blossom: Passed Unanimously

5) NEW BUSINESS

5.a Self-service Storage Facilities Discussion & Draft Code Changes

Cover Page

20200924 PC Memo.pdf

Attachment 1 existing storage data table.pdf

Attachment 2 Regulations from Other Communities.pdf

Self Storage Potential Map in Bus Ind.pdf

Self Storage Potential Map in NC.pdf

Reliable Storage Email with Information and Public comment.pdf

DRAFT_Code_Changes_to_Prohibit_Self_Storage for PC discussion

Ordinance No. 2020-12 Extending Moratorium on Self-Service Storage Facilities

Approved_051220.pdf

Senior Planner Jennifer Sutton introduced the future ordinance to the Commission.

6) PLANNING COMMISSION SUB-COMMITTEE UPDATES

Chair Chester provided a synopsis of progress made at the last City Council/Planning Commission Joint Land Use Sub-committee.

Commissioner Quitslund provided an update on the Planning Commission Affordable Housing Sub-committee's work.

7) PLANNING DIRECTOR'S REPORT

Director Heather Wright gave a briefing on City Council actions of interest to the Planning Commission.

8) ADJOURNMENT

The meeting was adjourned at 8:16 PM.

/s/
William Chester, Chair

/s/
Jane Rasely, Administrative Specialist