



PLANNING COMMISSION SPECIAL MEETING July 28, 2022 Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE**

The meeting was called to order at 6:00 PM. Commissioners present were Chair Sarah Blossom, Vice-Chair Ashley Mathews, Yesh Subramanian, Benjamin Deines, Sean Sullivan, Peter Schaab. Commissioner Ariel Birtley was absent and excused. Staff in attendance was acting Planning Director HB Harper, Associate Planner Ellen Fairleigh, Senior Planner Kelly Tayara and Senior Planner Jennifer Sutton. Maria Dozeman, Administrative Specialist, monitored the recording and prepared the minutes.

Conflict Disclosure: Commissioner Peter Schaab will recuse himself from agenda item #6 related to Electric Vehicle Charging Zoning Code Amendments and Commissioner Ashley Mathews recused herself from Agenda Item #4, the Pleasant Beach Village Public Participation Meeting.

2) **MEETING MINUTES**

2.a July 14, 2022 Draft Meeting Minutes

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[DRAFTMINUTES.pdf](#)

Motion: I move to approve the July 14, 2022 meeting minutes.

Schaab/Subramanian

The motion passed unanimously

3) **PUBLIC COMMENT**

Michael Schwank, asked if the city impose impact fees for new development.

4) **PUBLIC PARTICIPATION MEETING, THE INN AT PLEASANT BEACH VILLAGE**

4.a Public Participation Meeting- Inn at Pleasant Beach Village PLN52185 PRE

[Cover Page](#)

[Site Plan for public participation meeting submitted 7.12.2022.pdf](#)

[PLN52185 PRE Inn at Pleasant Beach Village preapplication summary letter project description updated 05092022 and 05262022.pdf](#)

[PLN52185 PRE PW-DE Comments - Inn at PBV \(SPR\).pdf](#)

[Project Narrative.pdf](#)

[Rendering.pdf](#)

Chair Blossom opened the Public Participation Meeting and Planner Ellen Fairleigh provided a staff introduction of the project. Engineering Manager Paul Nylund was in attendance. The agent for the project, Rich Lawson, presented details of the project.

Public Comment

Michael Schwank, concerned about increased traffic.

Marilyn McLaughlin, concerned about size, noise and traffic.

Shay Brinius, concerned about road safety and noise.

Marilyn McLaughlin, concerned about traffic control, road safety and noise.

Alan Martin had a question related to parking spaces.
Michael Schwank, concerned heavy traffic patterns currently on Lynwood Center Road.

5) PUBLIC PARTICIPATION MEETING, BAKER HILL 7

5.a Baker Hill 7 Public Participation Meeting

[Cover Page](#)

[Conceptual Design \(revised\) with trails 20JUL2022.pdf](#)

[Project Narrative.pdf](#)

[Baker Hill 7 preapp letter.pdf](#)

Public Comment

Chair Blossom opened the Public Participation Meeting. Senior Planner Kelly Tayara introduced the project. Sam Lai, Cliff Swiggett and Kyle Kutz presented further details on the proposed project.

Public Comment

Robert Avery, concerned about traffic impact on Lynwood Center Road

Michael Schwank, concerned about water and traffic.

Robert Avery asked about septic systems.

Michael Schwank asked what water system would service the development.

6) NEW BUSINESS

6.a [Ordinance No. 2022-14 related to Electric Vehicle Charging Zoning Code Amendments](#)

[Cover Page](#)

[EV Ready Code Discussion - Slides.pdf](#)

[Ordinance_No._2022-14_EV_Parking.docx](#)

[EV Ready Code Examples from Local Communities.docx](#)

Climate Adaptation Officer, Autumn Salamak, gave the presentation.

7) PLANNING DIRECTOR'S REPORT

Planning Manager HB Harper, acting PCD Director, provided the Planning and Community Development department update.

8) FOR THE GOOD OF THE ORDER

none

9) ADJOURNMENT (8:40 PM)

The meeting was adjourned at 8:40 PM


Maria Dozeman, Administrative Specialist


Sarah Blossom, Chair