



Planning Commission Regular Meeting December 12, 2024

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT**

Chair Ariel Birtley called the meeting to order at 6:00 PM and read the Land Acknowledgement. Present in chambers were Chair Ariel Birtley, Vice-Chair Sarah Blossom, Commissioners Alex Preudhomme, Criss Garcia, and Ben Deines. Excused were Commissioners Peter Schaab and Sean Sullivan. COBI staff present were Planning & Community Development Director Patty Charnas and Associate Planner Joanne Mendenhall.

2) **APPROVAL OF THE AGENDA/CONFLICT OF DISCLOSURE**

No conflicts of interest noted.

3) **PLANNING COMMISSION MEETING MINUTES**

[Minutes](#)

[Cover Page](#)

[PC Meeting Minutes 11142024-DRAFT.pdf](#)

MOTION: I move to approve the Planning Commission meeting minutes from November 11, 2024, with one correction to be made on page 3 of the minutes under the heading of 'For the Good of Order,' correct "noting" to be "nothing" offered.

Garcia/Deines: The motion passed unanimously.

4) **PUBLIC COMMENT**

[Public Comment](#)

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf](#)

1. Received public comment from Mr. Richard Gawlowski of Helpline House who supports the recommended amendment to the EV ordinance.

2. Received public comment from Ms. Mev Hoberg of Helpline House who stated appreciation/support of the recommendation to change the EV code.

5) **NEW BUSINESS**

[5a. Fort Ward Building 16 Barracks - Restaurant Use and Mixed Use Including Residential Minor Conditional Use Permit Review and Recommendation](#)

[Cover Page](#)

[Fort Ward Barracks Bldg 16 Restaurant Use _CUP staff report.pdf](#)

Associate Planner Joanne Mendenhall provided a brief presentation on the project and introduced the Applicant and Project Architect, Jason McLennan, who provided additional details on the project.

MOTION: I move to recommend approval of the restaurant use and mixed use at Fort Ward Building 16 Barracks subject to the conditions found in the staff report.

Garcia/Deines: The motion passed unanimously.

[5b. Consultation Regarding Removal of Heritage Red Oak Heritage Tree on the Bainbridge Island Historical Museum property](#)
[Cover Page](#)
[Red Oak Tree Consultation for PC 12122024.pptx](#)

Director Charnas conducted the Consultation on the Heritage Red Oak Tree that is in distress, presents a public safety issue, and needs to be removed.

Discussion Only.

[5c. Ordinance No. 2024-XX related to Electric Vehicle Charging Zoning Code Amendments](#)
[Cover Page](#)
[Ordinance No. 2024-XX Regarding EV Parking - draft 12.6.24.pdf](#)

Associate Planner Joanne Mendenhall presented information on the Ordinance for Electric Vehicle (EV) Charging for Bainbridge Island. To change the EV Ordinance "Approved Recommendations" to align with the WA State recommendations.

MOTION: I move to schedule the ordinance related to electric vehicle charging for a public hearing on January 9, 2025. And in addition, request that the City Attorney look into whether having the requirements be applicant specific (For Profit, Non-Profit) would align with the WA State Law.

Deines/Blossom: The motion passed unanimously.

6) PLANNING DIRECTOR'S REPORT

Director Charnas provided an update/status report on the Comprehensive Plan Periodic Review/Winslow Subarea Plan Update Draft Environmental Impact Statement.

7) FOR THE GOOD OF THE ORDER

Chair Birtley let the Commissioners know that the 2025 Planning Commission calendar was going to be busy and asked the Commissioners notify the Clerk to the Planning Commission of any upcoming planned absences that might impact the schedule.

8) ADJOURNMENT - 7:53 PM

_____/s/
Ariel Birtley, Chair

_____/s/
Renee Argetsinger, Clerk to the Planning Commission