



Planning Commission Regular Meeting May 8, 2025

Meeting Minutes

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

Chair Ariel Birtley called the meeting to order at 6:04 PM and read the Land Acknowledgment. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Peter Schaab, Criss Garcia, and Ben Deines. Excused was Commissioner Alex Preudhomme and Commissioner Sean Sullivan was absent. Also present in chambers were Planning and Community Development Director Patty Charnas, Senior Planner Jennifer Sutton, Associate Planner Joanne Mendenhall and City Counsel Liaison Jon Quitslund.

2) **AGENDA REVIEW / CONFLICT OF INTEREST DISCLOSURE -**

MOTION: I move to approve the agenda.
Garcia/Schaab – The motion carried unanimously.

3) **PLANNING COMMISSION MEETING MINUTES -**

3a. Minutes
Cover Page
[Planning Commission Minutes 20250424 - Draft.pdf](#)

MOTION: I move to approve the April 24, 2025, meeting minutes as presented.
Garcia/Schaab – The motion carried unanimously.

3b. Minutes
Cover Page
[Planning Commission Special Meeting Minutes 20250501 - Draft.pdf](#)

MOTION: I move to approve the May 1, 2025, meeting minutes as presented.
Schaab/Garcia – The motion carried unanimously.

4) **PUBLIC COMMENT INSTRUCTIONS -**

Public Comment Instructions -
Cover Page
[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

Public Commenters -

1. Mr. Bruce Weiland - supports the Affordable Housing Overlay for Zoning
2. Mr. Jamie Clough (Kitsap Building Association) - urged the Planning Commission to support affordable/workforce housing
3. Mr. Ron Peltier - expressed support for the Planning Commission's direction on affordable housing

5) PUBLIC PARTICIPATION MEETING -

PSE North Madison Underground Distribution Project - Public Participation Meeting

[Cover Page](#)

[PSE N Madison Underground Distribution Project Site Plan.pdf](#)



2025_0506_PPM
Presentation_COBI.p

Chair Birtley opened the PSE PPM and introduced Associate Planner Joanne Mendenhall who provided a brief presentation on the proposed project. Joanne introduced Dylan Marcus of PSE who presented information on the project.

PPM Public Commenters -

1. Ms. Mari Bickford - would like to know where the digging will take place, concerned about effects on trees, and inquired if other projects can be done at the same time
2. Ms. Ashely MJ Rotto - asked about boring depth and disruption to tree roots
3. Mr. Brian Remedios - inquired about dual underground and overhead lines and how they will be used
4. Mr. Eric Mammano - expressed concerns about the vulnerability of overhead lines and asked for clarification about the project
5. Mr. Norm Landry - asked for clarifications on the project
6. Ms. Gail Bernard – inquired about how long the project will take and specifics of the boring
7. Mr. Ron Peltier - would like to know how this project will impact the fish passage and the culvert, possible upgrade to culvert
8. Mr. Stuart Cason - would like to know how the project will be paid for
9. Mr. Jacob Bank Knudson - concerned about the safety of kids traveling to/from school during construction

Discussion by Commissioners.

Chair closed the PPM at 6:51 PM.

6) **UNFINISHED BUSINESS -**

Continued Discussion on Winslow Subarea Plan

[Cover Page](#)

[Winslow 050825 PC Slides.pdf](#)



BDeines COBI
Inclusionary Zoning



Winslow 050825 PC
Slides.pdf

Senior Planner Jennifer Sutton presented material for the WSP with zoning information and a review of the work done to date on the WSP & Comp Plan.

MOTION: I move that the High School Road District be allowed and Incentivized Maximum of 55 feet and 4.0 FAR Incentivized Housing Allowance.

Garcia/Deines – The motion carried unanimously.

7) **PLANNING DIRECTOR'S REPORT -**

PCD Director Patty Charnas - No report but will work with the Chair to find additional meeting dates.

8) **FOR THE GOOD OF THE ORDER -**

Senior Planner Jennifer Sutton suggested that the public and commissioners forward emails to pcd@bainbridgewa.gov when they send emails directly to the Planning Commissioners. Vice-Chair Blossom offered thoughts on the High School Rd/Hwy 305 roundabout. Chair Birtley – discussed agenda planning for next meeting. Commissioner Deines - would like to get feedback on the matrix before applying it to other locations.

9) **ADJOURNMENT - 9:12 PM**

_____/s/_____
Sarah Blossom, Vice Chair

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