
PLANNING COMMISSION

MEETING MINUTES



Wednesday, February 25, 2019

CALL TO ORDER

The Planning Commission was called to order by Chair Daniel Hubbell at 6:05pm in the City Hall Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Chair Daniel Hubbell, Vice Chair Tiffin Goodman, Commissioners, Carolyn Boatsman, Jenni Mechem, Lucia Pirzio-Biroli (arrived at 6:11pm), Craig Reynolds, and Ted Weinberg were present.

STAFF PRESENT

Evan Maxim, CPD Director, Kelsey Salvo, Administrative Assistant, Nicole Gaudette, Senior Planner, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

It was moved by Weinberg; seconded by Prizio-Biroli to:
Approved the January 30, 2019 minutes

It was moved by Weinberg; seconded by Commissioner Reynolds to:

Amend the January 30, 2019 minutes to include:

The planning commission reached consensus that there should be one set of dimensional standards which could incorporate "shall" "should" and "may"

Passed as amended 5-0-1, Chair Hubbell abstained

APPEARANCES

Michael Leahey 9852 Mercerwood Dr. He spoke to how he wants strict adherence that the rezone will protect the citizens

Rich Hill, 701 5th Ave, counsel for the JCC. Submitted to staff a redlined version with comments and questions to work with staff and make sure

Matthew Goldbach. He spoke to the fact that the minutes hardly reflect anything from the meetings. Wants to change how the minutes are taken. He had questions about guardrails. He stated that he made a records request for the word Equestrian group, and the City found no correspondence with those word in emails.

Ryan Rahlfs, 9703 SE 40th ST. Stated that he felt his comments at the last meeting were addressed. Amendment 8 not asking for bigger buildings, wanted to plan better and allow for the community. Organization set standards for future growth. His other concern was that status quo should be changed for the better and the community/neighborhood would be kept in mind. He stated that public benefit needed a definition. He does not want more public green spaces, wants to limit others from using public facilities. 40th traffic is not

sustainable, if traffic gets relocated. Brought up concerns and benefits about field lighting

Julie Garwood, 9772 SE 41st ST. She stated that neighbors have not had enough time to respond to the rezone. She said the process needs to involve the neighbors more than it has.

Ed Weinstein 1655 E Boston Terrace. He is the architect for the JCC. He stated that there are so many zones that each of these churches and schools need to conform to it makes more sense to have more appropriate standards within a new rezone of this area. He believes that the new code will be more reasonable and help the community and the businesses in this area.

Dave Cutler, 2206 E Crescent Dr. He stated that many terms lack definitions. He brought up his concerns about setbacks, parking, and the administration process for the master plan application.

Cheryl D'Ambrosio. 3712 E Mercer Way. She stated she is concerned for the resident's safety. She wants to make sure there is a safety standards committee for this area or project.

Amy Lavin, CEO JCC, 7835 SE 22nd PL. She stated her goal is to devise plan with neighbors to serve the community. She also stated that they want the ability to update their facility.

Hall wants to be included in the emails Nicole has been sending out

Nicole Kelly, 9821 SE 40th ST. She stated that she has sent lots of letters. She loves the neighborhood and wants to keep the feel. She does not want to see a monstrosity of a school. She wants to make sure safety, no excess traffic, and tall green fencing are priorities.

Eric Theaux. He stated that this new zone has been approved for a reason, because it makes a lot of sense. He wants to take the time to work on this code. He stated he wants to reassure the neighbors that they are working to collaborate with them, and to let them know safety is a big concern for them during this process.

REGULAR BUSINESS

Agenda Item #1: ZTR18-004 Community Facility Code Amendment Continue review of a preliminary draft of Community Facility code (materials in the January 30, 2019 packet).

Nicole Gaudette, Senior Planner, provided a presentation on continuing the introduction of a preliminary draft of the Community Facility code.

The Commission reviewed the draft code and provided feedback.

The Commission reached consensus that there should be one set of dimensional standards which could incorporate "shall", "should", and "may"

The Commission took a break until 8:41pm.

The Commission indicated that the subcommittee would further discuss green fencing, parking, and the possible use of volume rather than GFA.

The Commission stated that there need to be clearer definitions throughout this code amendment.

PLANNED ABSENCES FOR FUTURE MEETINGS

There are no planned absences.

OTHER BUSINESS

Evan Maxim, CPD Director, provided a review of the Planning Commissions Schedule for up coming meetings.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Planning Commission meeting is on March 6, 2019 at 6:00PM.

ADJOURNMENT

The meeting was adjourned at 10:03pm