

PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, MAY 19, 2025

6:00 PM

1. Call to Order/ Approve Agenda

The Planning Commission's regular meeting was called to order by Chair Chuck Ackman at 6:00 p.m. Commissioners Samantha Green, Barton Jackson, Ed Migilio, Michael Salt, Steve White, and Tina Wilson were in attendance. Kari Casper, Administrative Assistant II, and Harry Davis, City Planning Manager, were also in attendance.

2. Approval of the Minutes of May 5, 2025

Tina Wilson made a motion, seconded by Ed Migilio, to approve the meeting minutes of May 5, 2025, as presented.

3. Public Hearing

A. Blais/1216 1st St NE - Conditional Use Permit (CUP); Variances

Harry Davis presented these applications on behalf of David Blais. Harry Davis stated that the staff recommends bringing all three requests forward to the City Council. He also stated that staff are not in support of the last two variances as they do not find any practical difficulty with the request, which is one of the conditions for approval. After Harry Davis's presentation, Samantha Green asked if this had been brought before the City Council before this meeting. Harry Davis stated that he did not bring this matter before the City Council, as it was tabled at the last meeting. The public hearing was then opened at 6:04, and no one came forward and so he closed the public hearing.

1. Resolution 2025-XXX Approve a CUP for an Accessory Structure at 1216 1st St NE

Tina Wilson made a motion, seconded by Michael Salt, to recommend approval of Resolution 2025-XXX Approving a CUP for an Accessory Structure at 1216 1st St NE, having concluded that this request meets all the findings and criteria required. Motion carried on a 7/0 vote.

2. Resolution 2025-XXX Approve Variance for Placing an Accessory Structure in a Front Yard at 1216 1st St NE

Samantha Green made a motion, seconded by Barton Jackson, to recommend approval of Resolution 2025-XXX Approving Variance for Placing an Accessory structure in the Front Yard at 1216 1st St. NE, having concluded that this

request meets all the findings and criteria required. Motion carried on a 7/0 vote.

3. Resolution 2025-XXX Approve Variances for a Larger Accessory Structure than Allowed and for More Accessory Use and Structure Area than Primary Use and Structure at 1216 1st NE.

Tina Wilson made a motion, seconded by Steve White, to recommend approval of Resolution 2025-XXX Approve Variance for a Larger Accessory structure than Allowed and for More Accessory Use and Structure Area than Primary Use and Structure at 1216 1st NE, having concluded that this recommendation meets the findings and criteria required. The motion carried on a 5/2 vote with Chair Chuck Ackman and Samantha Green voting in dissent.

Commissioner Barton Jackson recused himself from the meeting at 6:12, citing a potential conflict of interest in the upcoming action.

- B. Mighty Fine Coffee/127 14th St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat; Variance(s); Conditional Use Permit.

1. Resolution 2025-XXX Approve a Comprehensive Plan Amendment to guide certain property at the corner of 2nd Ave NW and 14th St NW for Commercial/Residential Mixed Use.

A motion was made by Samantha Green, seconded by Tina Wilson to recommend approval of Resolution 2025-XXX Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 2nd Avenue, NE and 14th St NW for Commercial/Retail Mixed Use. The motion passed on a 6/0 vote.

2. Resolution #2025-XXX Approve Variances for Lot Area and Impervious Surface Coverage at 127 and 123 14th St NW

A motion was made by Samantha Green, seconded by Tina Wilson to recommend approval of Resolution 2025-XXX Approve Variances for Lot Area and Impervious Surface Coverage at 127 and 123 14th St NW. The motion carried on a 6/0 vote.

3. Ordinance 2025-XXX Approve Rezoning Certain Properties at the Corner of 2nd Ave NW and 14th St NW to C-2, Highway Commercial

A motion was made by Tina Wilson, seconded by Samantha Green, to recommend approval of Ordinance 2025-XXX Approve Rezoning Certain Properties at the Corner of 2nd Ave NE and 14th St NW to C-2, Highway Commercial, as presented. The motion carried on a 5/1 vote with Steve White dissenting. Harry Davis asked for clarification on the dissent. Steve White stated that the traffic for the area was not taken into consideration.

4. Resolution #2025-XXX Approve the Preliminary and Final Plats for Mighty Fine Coffee Addition

A motion was made by Michael Salt, seconded by Ed Migilio, to recommend approval of Resolution 2025-XXX Approve the Preliminary and Final Plats for Mighty Fine Coffee Addition. The motion passed on a 5/1 vote with Steve White dissenting.

5. Resolution #2025-XXX Approve a Conditional Use Permit for C-2 and Shoreland Overlay District at

A motion was made by Samantha Green, seconded by Tina Wilson to recommend approval of Resolution 2025-XXX Approve a Conditional Use Permit for C-2 and Shoreland Overland District at 127 and 123 14th St NW. The motion passed on a 5/1 vote with Steve White dissenting.

6. Resolution #2025-XXX Approve Variances for Parking Area Setbacks and Drive-Through Stacking Spaces at 127 and 123 14th St NW

A motion was made by Michael Salt, seconded by Ed Migilio to recommend approval of Resolution 2025-XXX Approve Variances for Parking Area Setbacks and Drive-Through Stacking Spaces at 127 and 123 14th St NW. The motion passed on a 5/1 vote with Steve White dissenting.

Commissioner Barton Jackson re-entered the Council Chambers at 6:49 p.m.

C. Malecha Auto Body/190 20th St NW - Vacation, Preliminary and Final Plat, CUP

1. Ordinance 2025-X Vacate a Portion of Drainage and Utility Easement at 190 20th St NW

A motion was made by Steve White, seconded by Tina Wilson to recommend approval of Ordinance 2025-X to Vacate a Portion of Drainage and Utility Easement at 190 20th St NW. The vote passed on a 7/0 vote.

2. Resolution 2025-XXX Approve the Preliminary and Final Plats for MAB Second Addition

A motion was made by Michael Salt, seconded by Tina Wilson to recommend approving Resolution 2025-XXX Approve the preliminary and Final Plats for MAL Second Addition. The motion passed on a 7/0 vote.

3. Resolution 2025-XXX Approve a Conditional Use Permit Amendment for Major Auto Repair in C-2 and Shoreland at 190 20th St NW

A motion was made by Samantha Green, seconded by Steve White to recommend approval of Resolution 2025-XXX Approve a Conditional Use Permit Amendment for Major Auto Repair in C-2 and Shoreland at 190 20th St NW as presented. The motion passed on a 7/0 vote.

D. Ordinance 2025-XX Approve a Zoning Text Amendment to Allow Proof of Parking in Commercial Districts

A motion was made by Samantha Green, seconded by Tina Wilson to recommend approval of Ordinance 2025-XX Approve Zoning Text Amendment to Allow Proof of Parking in Commercial Districts as presented. The motion passed on a 6/1 vote with Steve White dissenting.

4. Requests to be Heard – NONE.

5. Items for Discussion.

Harry Davis presented a request by a board member to be able to attend a meeting virtually if they have a medical issue. After some discussion, a motion was made by Steve White, seconded by Ed Migilio to recommend that staff look into the logistics of holding a meeting with one virtual participant. Staff will consult with their superiors and the City's attorney and report back on this matter at the next Planning Commission meeting.

6. Routine Business

Harry Davis mentioned that there was a member who asked to attend a meeting virtually. Mr. Davis read the requirements set forth by statute following COVID. After some discussion, Steve White made a motion to allow meetings virtually, seconded by Ed Migilio. The motion passed on a 6/1 vote with Chair Ackman voting in dissent.

7. Board & Commissions Updates & Reports

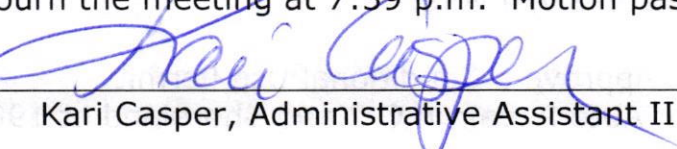
A. City Council Meeting on May 13, 2025

Harry Davis reported that a shoreland overlay sailed through and will have a second reading at the next meeting. There was some discussion about the EAW that will be coming forward to the Planning Commission following review by the Environmental Commission.

8. Adjournment

A motion was made by Barton Jackson, seconded by Samantha Green to adjourn the meeting at 7:39 p.m. Motion passed on a 7/0 vote.

By:


Kari Casper, Administrative Assistant II