

GLADSTONE PLANNING COMMISSION WORK SESSION MINUTES of January 15, 2019

Meeting was called to order at approximately 6:30 P.M.

ROLL CALL:

Commissioner Andriel Langston, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Les Poole, Commissioner Patrick Smith, Chairman Randy Rowlette

ABSENT:

Commissioner Libby Wentz

STAFF:

Tami Bannick, City Recorder; Melissa Ahrens, Senior Planner; Tammy Stempel, Mayor

ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR:

Commissioner Pat Smith nominated Randy Rowlette for Chair. Randy Rowlette accepted the nomination. There were no other nominations for Chair. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Pat Smith – yes. Randy Rowlette was selected as Chair.

Commissioner Natalie Smith nominated Commissioner de AElfweald for Vice Chair. There were no other nominations for Vice Chair. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Pat Smith – yes. Chair Rowlette – yes. Commissioner de AElfweald was selected as Vice Chair.

CONSENT AGENDA:

1. Approval of December 18, 2018 Meeting Minutes:

Commissioner de AElfweald thanked the City for the effort they put into putting it together last month. Chair Rowlette said he appreciates the expanded minutes from the meetings. Commissioner Poole said the reports/minutes are clearer and there is more verbiage about what happened during the meetings.

Commissioner Natalie Smith made a motion to accept the Consent Agenda. Motion was seconded by Commissioner Poole. Motion passed unanimously.

BUSINESS FROM THE AUDIENCE:

Mayor Stempel wanted to let everyone know that she will be making liaison appointments at the next Council meeting. She will allow committees/boards/commissions to make recommendations to her regarding whom they would like to work with, so let her know by the end of the first week in February.

REGULAR AGENDA:

2. Monthly Planning Report – December 2018

Ms. Ahrens gave a summary of the year totals: Customer service counter contacts: 90. Customer phone contacts: 533. Building permits issued: 28. Pre-application conferences: 8. Administrative decisions: 1.

She said there was a question regarding a building permit that they signed off on for Barbary Place – they are converting an existing single-family home into a foster care establishment. She said that is allowed outright in that zone. It is noted in the sign-off that it would be a violation for them to house more than seven individuals at a time. Commissioner de AElfweald asked if it would be possible to add another line to the report regarding how much time is being spent on meetings, etc. He wants to make sure they are not overburdening her. Ms. Ahrens said that she defers to Ms. Betz for anything outside planning related things whether or not that is okay budgetary-wise for her to work on. Chair Rowlette said that if Commissioners have questions they should route those through himself or Ms. Bannick.

Ms. Ahrens said that the County Water Environmental Services Department is handling the 82nd Avenue walking bridge project – it's a structural retro fit/improvement. It will be a significant construction project where they are removing the old footings, laying new footings, and making it safe. It will be closed to the public during construction. This project will be on the agenda at the next Planning Commission meeting.

Commissioner Poole said that the density is increasing here and things are happening. He is going back to look/photograph things that they have approved, trying to track their decisions so that they make smart decisions in the future.

Commissioner Pat Smith asked if there is demolition being done at the project at Webster Road/Ridge – Ms. Ahrens said it's actually a vacant parcel so it's behind the newer apartments. They want to rezone it and build an apartment complex on it (3-8 unit clusters).

Commissioner Langston made a motion to approve the Monthly Planning Report. Motion was seconded by Commissioner Pat Smith. Motion passed unanimously.

3. Public Hearing: File Z0615-18-D; Z0616-18-HMV; Z0617-18-CMP; Z0618-18-WBV; Reconstruction of showroom at Tonkin Hyundai, new enclosed service reception drive, remodel service department, re-grade/re-surface a portion of the site to include new display plaza – 19300 S.E. McLoughlin Blvd., Axis Design Group/Bett Investments LLC:

Chair Rowlette opened the public hearing and went over the procedures/rules for the hearing. He said that a decision may be made by the Commission at the close of the public hearing or the matter may be continued to a time/date certain. Any party may request a continuance of this hearing or may request the record remain open for seven days. If the matter is continued to a date certain this will be the only notice of that date received. He asked members of the Commission wished to disclose any ex parte contacts, bias, or conflicts of interest – there were none. He asked if members had visited this site. Commissioner Langston said he has driven by the site. Commissioner Natalie Smith has visited the site. Commissioner de AElfweald said he visited the site last time but not this time. Chair Rowlette said he visited the site last time but not this time. Commissioner Poole has visited the site both times. Commissioner Pat Smith visited the site today. Chair Rowlette asked if any members of the audience wished to challenge the jurisdiction of the Commission to hear this matter – none did. He asked if any members of the audience wished to challenge any Planning Commission member's ability to participate – there were none. Ms. Ahrens went over the staff report. She said the previous design review approval had expired. The applicants have resubmitted the same project that the Planning Commission approved under Z0582-17-D. In the previous approval a habitat conservation area construction management plan (CMP) was a condition of approval, however, as part of the current application the applicants have submitted all required environmental land use applications for concurrent review with the design review. The property is approximately 3.2 acres in size and is zoned General Commercial (C-3). The wetlands areas in the southeast portion of the site are not proposed for development or

modification of any kind. Planning staff is recommending approval of the proposed project with 6 standard conditions and 10 special conditions of approval.

Commissioner de AElfweald said on page 10, last paragraph, it mentions that the proposed detention swale will improve the drainage on the site and improve the water quality of the site runoff. He asked what impact that will have on the Title 3 and 13 areas. Ms. Ahrens said it is her understanding that the condition onsite and the topography is such that water pools in a certain area of the parking lot currently. The improvements proposed would concentrate that detention area so that it stays in that location and the water quality of that runoff is improved onsite instead of running off into the wetlands so it would be an improvement overall in habitat quality because of the reduction in polluted offsite runoff.

Commissioner de AElfweald said on page 3-6, under General Siting and Design, first block – he wanted to call attention to this because he feels they need to get together with Ms. Ahrens at some point and revisit that section for code/recommendations because it may be out of date at this point in terms of solar, weather changes, etc. Ms. Ahrens said it is her understanding that they are outdated, especially compared to what the County's regulations are. Commissioner Poole said the swale is a necessity and he is trying to get an idea of the size of it. Ms. Ahrens said that Public Works is going to weigh in and they have to sign off on it before the building permits are released to be sure that it can accommodate the volume of runoff given the impervious surface.

Commissioner de AElfweald asked if we could follow up with the Police Department to make sure they are providing feedback in a timely fashion. Ms. Bannick said they do receive the information, but she will follow up.

APPLICANT TESTIMONY:

Kendra Kozak with Axis Design Group said they received a letter from Public Works Engineering Department stating that they have reviewed the engineered plans for storm drainage and they approved it.

Commissioner Natalie Smith asked for the dimensions of the swale – Ms. Kozak said she didn't have that information but the areas that are being proposed meet all code requirements for the amount of impervious surface they have at the site.

Commissioner Pat Smith said on page 3-10, toward the top, it says applicant does not expect additional traffic as a result of this project. He is concerned about employee/customer parking, adequate space for inventory (if they will be off-loading it on McLoughlin Boulevard or on the property itself). Ms. Kozak said for the most part the new showroom isn't much larger than the existing one, but it will have canopies. An enclosed service reception area is increasing the square footage of the building – that function existed before; it just wasn't enclosed. For those reasons they aren't anticipating higher traffic volume. There are no increases in vehicle storage onsite. Employee and customer parking remain the same.

Commissioner de AElfweald asked if there is anything to prevent cars from going into the wetland area. Ms. Kozak said the area he was referring to is used for vehicle inventory storage – it is not a customer/employee parking area and construction fencing will be in place before any demolition/construction begins. Ms. Ahrens said there is a grade drop-off there and it is very steep (approximately 18 feet).

PUBLIC TESTIMONY:

None.

Commissioner de AElfweald made a motion to close the public hearing. Motion was seconded by Commissioner Natalie Smith. Motion passed unanimously.

Discussion: Chair Rowlette said he feels it is important to let applicants know that the application is good for one year.

Commissioner Pat Smith made a motion to approve the application based on Z0615-18-D, Z0616-18-HMV, Z0618-18-WBV, and Z0617-18-CMP. Motion was seconded by Commissioner Poole. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Pat Smith – yes. Chair Rowlette – yes. Motion passed unanimously.

BUSINESS FROM THE COMMISSION:

Commissioner Natalie Smith:

She said that on Sunday she made a stop at Car Planets to look at the ramp. Chair Rowlette said he sent an email regarding following up on this matter but he hasn't received a response yet. Ms. Ahrens said she has been directed not to spend any staff time on enforcement matters; that it would be a Code Enforcement issue. Chair Rowlette said there is an online complaint form to fill out and send in so it would be an item of public record that has to be followed up on – he feels this would be the best way to handle this situation. Ms. Ahrens said anyone can open a complaint with County Building Codes. Ms. Bannick will follow up on this and notify the Planning Commission of her findings.

Commissioner Poole:

He thanked the City Council for reappointing him to the Planning Commission.

Chair Rowlette:

He thanked Commissioner Poole for his service and thanked the Commissioners for electing him as Chair.

He said that Boards, Committees and Commission training and orientation for members has been scheduled for Wednesday, January 30, 2019 from 5:30 – 7:30 P.M. It will be open to the public as well. Everyone agreed that it is an excellent training opportunity.

ADJOURN:

Meeting adjourned at approximately 7:17 P.M.

Minutes approved by the Planning Commission this 19 day of FEB, 2019.


Randy Rowlette, Chair