

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, December 14, 2020**

The regular meeting of the Monroe Planning Commission was held on Monday, December 14, 2020 at 7:00 p.m., via Zoom online meeting platform.

CALL TO ORDER

Chair Tuttle called the meeting to order at 7:04p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

Commissioners Present: Chair Tuttle, Vice Chair Bull, Commissioner Jensen, Commissioner Miller, Commissioner Nugent and Commissioner Stanger. Commissioner Fisher arrived at 7:24p.m.

Staff Present: Community Development Director Ben Swanson, Principal Planner Shana Restall, Senior Planner Anita Marrero and Planning Commission Secretary Leigh Anne Barr.

PUBLIC COMMENTS

NONE

APPROVAL OF MINUTES

Commissioner Stanger moved to approve the minutes for the November 11, 2019 regular meeting. Motion seconded by Commissioner Fisher. Motion carried 7-0.

Commissioner Fisher moved to approve the minutes with the discussed spelling changes for the November 23, 2020 regular meeting. Motion seconded by Commissioner Nugent. Motion carried 7-0.

PUBLIC HEARING

- 1. North Kelsey Design Guidelines Amendment, Code Text Amendments regarding Multifamily Residential Uses in the North Kelsey/Tjerne Place Planning Area, and Zoning Map Amendments (*Continued*)**

Senior Planner Anita Marrero clarified what areas these proposed changes would affect and then presented the background, proposed changes from the last public hearing and the recommended action from the Planning Commission.

Commissioners asked questions about the following topics and Staff responded:

- Purpose of the North Kelsey Overlay
- Negotiations with Lowes
- Residential uses within the overlay

Commissioner Stanger made a motion to open the public testimony portion of the public hearing. Motion seconded by Commissioner Jensen. Motion carried 7/0.

Commissioner Miller made a motion to close the public testimony portion of the public hearing. Motion seconded by Commissioner Nugent. Motion carried 7/0.

Commissioner moved to close the public hearing. Seconded by Commissioner Stanger. Motion carried 7/0.

Commissioner Jensen moved that the Planning Commission adopt the Findings of Fact and Conclusions of Law contained in Attachment 10 to the Planning Commission agenda bill, authorize the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council approve the proposed amendments to Monroe Municipal Code Chapters 22.14 and 22.26, Zoning Map Amendment, and the North Kelsey Plan Design Guidelines. Motion seconded by Commissioner Bull. Motion carried 7/0.

OLD BUSINESS

1. DISCUSSION – Proposed Code Amendments Regarding Temporary Homeless Encampments

Principal Planner Shana Restall presented the permanent regulations for the temporary homeless encampments. The code amendments were taken to the Community Human Services Advisory Board (CHSAB) board for feedback.

Principal Planner Restall went through the table that compares state law with our proposed code. The Commissioners then discussed proposed changes including the following topics:

- Simultaneous vs adjacent camps
- Flammable tent materials
- Setbacks from property lines
- Outdoor encampments

The public hearing will be held at the second Planning Commission meeting in January 2021.

Commissioner Jensen made a motion to extend the meeting past 9pm. Motion seconded by Commissioner Bull. Motion carried 7/0.

NEW BUSINESS

1. Farewell to Commissioner Jensen

The Commissioners and Staff each spoke about Commissioner's Jensen time on the Planning Commission and thanked him for his service. Commissioner Jensen gave a brief speech.

Commissioner Fisher left the meeting at 9:05pm.

The new Planning Commissioner Elly Britt introduced herself to the Planning Commission.

DISCUSSION BY COMMISSIONERS AND STAFF

Commissioner Nugent gave an Economic Development Advisory Board (EDAB) update.

Commissioner Bull asked for information on the project off of Blakeley Street.

Principal Planner Restall let the Commission know that the 2021 work plan will be coming to the next meeting.

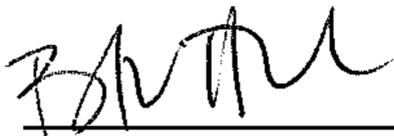
Planning Commission Secretary Barr reminded the Commissioners that the meeting on December 28, 2020 is cancelled.

Senior Planner Marrero will be bringing the Housing Action Plan to the Commission in 2021. The next Comprehensive Plan update will be in 2024.

Chair Tuttle gave a CHSAB update.

ADJOURNMENT

Commissioner Jensen moved to adjourn at 9:29pm. The motion was seconded by Commissioner Miller. Motion carried 6-0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary