

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, November 23, 2020**

The regular meeting of the Monroe Planning Commission was held on Monday, November 23, 2020 at 7:00 p.m., via Zoom online meeting platform.

CALL TO ORDER

Chair Tuttle called the meeting to order at 7:01p.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 Jensen moved to approve the minutes for November 9, 2020 regular meeting. Motion seconded by Commissioner Miller. Motion carried 6-0.

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**

Chair Tuttle opened the public hearing at 7:03 pm.

Senior Planner Anita Marrero gave a presentation on the North Kesley Guidelines including their purpose, background and the proposed changes.

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 Fisher arrived at 7:24pm

The Commissioners discussed the following topics either regards to the North Kelsey area:

- Vertical mixed use
- Senior living as an allowed use
- Feasibility of elevators in residential buildings
- Residential vs commercial uses

Commissioner Jensen moved to continue public hearing the next available Planning Commission meeting. Motion seconded by Commissioner Miller. Motion carried 7/0.

OLD BUSINESS

1. Adopt Findings of fact for CPA2020-01 and CPA2020-02 from the 2020-2021 Annual Comprehensive Plan Amendment Docket

Principal Planner Shana Restall introduced the findings of fact.

Commissioner Jensen moved that the Planning Commission adopt these Findings of Fact and Conclusions of Law, authorize the Planning Commission Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council approve proposed amendments CPA2020-01 and CPA2020-02 to the 2015 – 2035 Comprehensive Plan, as included in the 2020 – 2021 amendment docket. Motion seconded by Commissioner Bull. Motion carried 7/0.

NEW BUSINESS

1. Draft Strategic Priorities with Council Recommended Changes

City Administrator Deborah Knight walked the Commissioners through the 2021-2026 strategic priorities list and answered questions from the Commissioners.

DISCUSSION BY COMMISSIONERS AND STAFF

Planning Commission Secretary Leigh Anne Barr reminded the Planning Commissioners about their OPMA & PRR training.

Commissioner Fisher left the meeting at 8:18p.m.

Director Swanson gave an update on the Comprehensive Plan Amendment and rezone for the Monroe School District field.

Director Swanson reminded the Commissioners why their training is important and noted that Coastal is now open.

Commissioner Jensen asked about East Monroe. Director Swanson answered.

Commissioner Nugent gave an updated on the wayfinding sign discussion at the Economic Development Advisory Board (EDAB).

City Administrator Knight gave kudos to Community Development Department for their work this year.

Commissioner Stanger gave a Parks Board update including the Rotary field netting and the Lake Tye lighted synthetic fields.

Senior Planner Marrero gave an update on current planning projects.

Chair Tuttle gave an update on the new businesses in town and asked about a food truck park in the North Kelsey vacant lots.

ADJOURNMENT

Commissioner Jensen moved to adjourn at 8:35pm. The motion was seconded by Commissioner Bull. Motion carried 6-0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary