

City of Madison Lake
Planning Commission
Monday, May 27, 2014

Call to Order

Chair Klassen called the regular Planning Commission meeting to order at 7:10 pm.

Roll Call

Members Present: Chair Mike Klassen, Mark Hayes, Ryan Sanders, Tana Stoufer, Rick Anderson

Members Absent: Annette McBeth

Staff Present: City Administrator Ari Klugman

Others Present: Matthew Oswald, Warren Smith, Kelly Terrell, Melissa Farnoick, Michael Wheaton, Kent Hoehn, Max Anderson, Jerry Groebner, John Carver, Victoria Carver, Jeffery Dahline, Gregory Jackson,

Consent Agenda

A motion by Anderson, seconded by Sanders, to approve the consent agenda.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

Public Hearing

A) Final Plat Point Wild Second Addition

Warren Smith with Survey Services explained the Point Wild Plat and the nine lot subdivision. City Administrator Klugman recommended including the original Outlot B.

Chair Klassen opened the Public Hearing at 7:20 PM.

Greg Jackson, president of the Point Wild Homeowners Association stated there is not enough votes at this time for the park to be included. He asked if City Staff would meet with representatives of the homeowners association before the final plat goes to Council to discuss the park. City Administrator Klugman explained there will be a difference in the park dedication if the park comes in or does not because land is currently counting for a portion of the required park dedication and the rest is a fee. The use of the funds would also change, if the park comes in with the smaller fee it would be dedicated to only be used with Point Wild Park.

Greg Jackson also explained the homeowners association is concerned about the new subdivision not being under the same set of covenants. Warren Smith explained unless the current residents choose to accept the covenants and amend their own, even if they are identical, would not be under the same legal authority. City Administrator Klugman reminded the Planning Commission covenants are not something typically required by the City. The City has chosen to include them because the original covenants said the original lots would come in if sold. Ideally, the original home owners will choose to accept the covenants and all 16 properties will have the same set of covenants. The requirement staff is recommending is that the Developer's Agreement includes covenants at least equal to the original covenants.

Chair Klassen closed the public hearing at 7:50 PM.

Chair Klassen questioned whether this item should be tabled since these issues are yet to be resolved. City Administrator Klugman explained due to the time constraints and Lake Washington providing the sanitary service, she would appreciate the Planning Commission making a recommendation either way and allowing the Council the opportunity to review the matter.

Commissioner Sanders made a motion to recommend to the Council that they approve the nine lot final plat without the park and with Outlot B included, Commissioner Hayes seconded the motion.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

Commissioner Anderson made a motion to recommend to the Council that they include covenants in the requirements for the Developer's Agreement, Commissioner Sanders seconded the motion.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

B) Conditional Use Permit (Daycare Center - All Saints) and Conditional Use Permit (Daycare Center - Pitter Patter).

Chair Klassen gave a brief history of the Conditional Use Permit requirement for Daycare Centers and opened the public hearing at 8:00 PM.

Jerry Groebner stated he believed the Daycare centers were a needed use in the community.

Chair Klassen closed the public hearing at 8:04 PM.

Motion by Commissioner Sanders, seconded by Commissioner Anderson to recommend to the Council approval of the Conditional Use Permit for All Saints.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

Motion by Anderson, seconded by Stoufer to recommend to the Council approval of the Conditional Use Permit for Pitter Patter.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

C) Interim Use Permit- (Land Reclamation- Mark Hayes)

City Administrator Klugman explained the interim use permit is for land reclamation which is a process where the top level of soil is removed, fill is placed to raise the elevation of the ground and then the top soil is return. Typically, this is done as part of a Developers Agreement, however Mr. Hayes is receiving the fill as part of the annexation project and has no current plans to develop.

Chair Klassen opened the public hearing at 8:06 PM.

Michael Wheaton asked for clarification of the lot.

Chair Klassen closed the public hearing at 8:10 PM.

Motion by Commissioner Sanders, seconded by Commissioner Anderson to recommend to the Council approval of the Interim Use Permit for Mark Hayes.

Roll Call: Ayes: Klassen, Sanders, Anderson, Stoufer.

Nays: None

Abstain: Hayes

Motion carried.

D) Rezoning of Properties

City Administrator Klugman explained these properties are being presented for rezoning for administrative clarity. The City does not currently have record of them being zoned. Our automatic zoning is agriculture 1 (A-1), which does not fit the properties. She explained all of the properties besides the properties the mini storage is on would be Residential 1 (R-1) and the mini-storage would be Highway

Commercial (B-1). The City currently does not have a general business district so Staff believes this fits the best.

Chair Klassen expressed an interest in getting a plan for the future use of the property that is not annexed into the City.

Chair Klassen opened the public hearing at 8:20 PM.

Chair Klassen closed the public hearing at 8:21 PM.

Motion by Anderson, seconded by Stoufer to recommend to the Council the rezoning as presented.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

- E) Transitional District and rezoning of Wheaton property to Transitional District - Residential 1 (TR-1)
City Administrator Klugman explained the zoning district and rezoning in front of you are being used for situations where there is a clear goal.

Chair Klassen opened the public hearing at 8:25 PM

Michael Wheaton explained the agreement he has with the City Council.

Chair Klassen closed the public hearing at 8:30 PM.

Motion by Sanders, seconded by Hayes to recommend to the Council approval of the Transitional District.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

Motion by Anderson, seconded by Sanders to recommend to the Council approval of the rezoning of the Wheaton Property.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.

Nays: None

Motion carried.

- F) Downtown Overlay District

City Administrator Klugman gave a brief introduction to the Downtown Overlay District and explained how it functions.

Chair Klassen opened the public hearing at 8:45 pm.

Kent Hoehn expressed a concern with making building on the properties non-economical.

Jerry Groebner expressed a concern with the franchise architecture portion of the Ordinance and that it may deter potential franchise businesses.

Larry Prange asked about the inclusion of free standing signs.

Chair Klassen stated he believed this ordinance would also protect business owners who have invested their money into Main Street. He also stated the ordinance is very flexible with standards and guidelines

to allow for unique circumstances. The goal is for guidance more than to create overbearing application. He expressed a concern for future planning commissions to keep with this objective.

City Administrator Klugman stated the ordinance is a work in progress and will be altered and changed to grow with the needs of the District.

Chair Klassen closed the public hearing at 10:00 PM.

Motion by Stoufer, seconded by Anderson to recommend the City Council the approval of the Downtown Overlay District with the following revisions: the definition of Main Street be altered to describe 75 feet from the centerline of Main Street and the radius of the intersections; the franchise architecture section be removed; and the requirement that awnings cannot extend across multiple storefronts was removed; free standings signs were added as an allowed signage type.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.
 Nays: None
 Motion carried.

Staff Reports

City Administrator Klugman explained the City is currently working on a potential development for the Hoehn Family Property and working with the Developer of Three Lakes to get the development fixed and get several houses built.

Adjournment

A motion by Sanders, seconded by Hayes, to adjourn the meeting at 10:25 pm.

Roll Call: Ayes: Klassen, Sanders, Hayes, Anderson, Stoufer.
 Nays: None
 Motion carried.

Attest:

Ari Klugman, City Administrator