

Planning Commission Minutes  
Regular Meeting – September 10th, 2015  
Peculiar City Hall, Council Chambers @ 7:00pm

**Present:** Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Mr. Tom Broadhurst, Alderman Matt Hammack, Mrs. Kimberly Mallinson and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

<b>Commissioner Antonides</b>	<b>Aye</b>
<b>Commissioner Broadhurst</b>	<b>Aye</b>
<b>Commissioner Dougherty</b>	<b>Aye</b>
<b>Commissioner Hammack</b>	<b>Aye</b>
<b>Commissioner Mallinson</b>	<b>Aye</b>
<b>Commissioner Vincent</b>	<b>Excused</b>
<b>Vacant Position</b>	

4. Consideration of the Minutes, August 13th, 2015. Chairman Dougherty asked if there were any corrections or additions to the minutes; Mr. Broadhurst stated he had voted “Aye” to Commissioner Antonides election to Vice Chairman, as had Mr. Vincent. Chairman Dougherty asked for a Motion to accept the minutes as amended. Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2<sup>nd</sup> by Mr. Dougherty) to accept the Minutes as amended.

5. Consideration of the Agenda: Chairman Dougherty asked if there were any corrections or additions to the Agenda. Mr. McDonald stated there were no changes or amendments to the Agenda. Chairman Dougherty asked for a Motion to accept the Agenda as presented; Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2<sup>nd</sup> by Alderman Hammack) to accept the Agenda as presented.

6. New Business:

a. PLANNING COMMISSION OATH OF OFFICE. Mr. Nick Jacobs (Notary) administered the Oath of Office to the Planning Commissioners, asked them to sign their Oath of Office and subsequently attested and Notarized them.

b. PRESENTATION AND DISCUSSION OF COTTAGE HOME DEVELOPMENT CONCEPT BY MR. CHRIS CHIODINI, AICP. Mr. Chiodini, Community Development Director for the City of Grandview, made a presentation on “Cottage Home Development.” This is a new concept is especially geared towards infill development/redevelopment in established neighborhoods. The concept provides for a higher density of housing while providing for common greenspace in Cottage/Bungalow style homes with front porches. In and near Seattle, Washington this style has been very successful; well received by the community and providing for affordable housing options for both younger couples and senior citizens. The Commission had few questions about the presentation and believed this type of housing could be suitable for “infill” development. Alderman Hammack commented the presentation should be presented to the Board of Aldermen for their benefit/information as well. The Commission thanked Mr. Chiodini for his presentation.

c. PUBLIC HEARING: COMPREHENSIVE PLAN UPDATE, 2015 WITH FUTURE LAND USE MAP AND PROPOSED 211<sup>TH</sup> STREET DESIGN OVERLAY DISTRICT. Mr. McDonald reviewed the Comprehensive Plan Update, 2015 and the 211<sup>th</sup> Street Design Overlay District with the Commission. No changes had been made since the Commission’s request to eliminate the extension of White Oak Street east to J Highway. Mr. Antonides questioned the revised Land Use Category for Commercial as it included Light Industrial as a Secondary Use. The associate from Gould Evans stated it provided an option providing a development met both the Location & Development Criteria, however the appropriate Rezoning of the property

would still be required, ensuring both the Planning Commission and Board of Aldermen would be able to review and approve the proposed land use. No other comments or questions were presented.

d. ROLL-CALL VOTE TO APPROVE/DISAPPROVE THE COMPREHENSIVE PLAN UPDATE AND FUTURE LAND USE MAP. Chairman Dougherty asked for a motion to approve the Comprehensive Plan Update 2015 and the Future Land Use Map as presented; Motion Made, Seconded & Passed (MMSP) (Alderman Hammack, 2<sup>nd</sup> by Commissioner Mallinson) to approve the Comprehensive Plan Update 2015 and the Future Land Use Map as presented:

**Roll Call Vote:** Antonides; Aye; Broadhurst Aye; Dougherty Aye;  
Hammack Aye; Mallinson Aye;  
Comprehensive Plan Update 2015 and the Future Land Use Map approved for adoption.

e. ROLL-CALL VOTE TO APPROVE/DISAPPROVE THE 211<sup>TH</sup> STREET DESIGN OVERLAY DISTRICT AND AMENDMENT TO THE CITY OF PECULIAR OFFICIAL ZONING MAP. Chairman Dougherty asked for a motion to approve adopting the 211<sup>th</sup> Street Design Overlay District as presented and amend the Official Zoning Map of the City of Peculiar; Motion Made, Seconded & Passed (MMSP) (Alderman Hammack, 2<sup>nd</sup> by Commissioner Mallinson) to approve adopting the 211<sup>th</sup> Street Design Overlay District and amend the Official Zoning Map of the City of Peculiar as presented:

**Roll Call Vote:** Antonides; Aye; Broadhurst Aye; Dougherty Aye;  
Hammack Aye; Mallinson Aye;

The 211<sup>th</sup> Street Design Overlay District and the amendment to the Official Zoning Map of the City of Peculiar approved for adoption.

7. Old Business: NONE

8. Commissioner's Comments: Alderman Hammack stated he was very happy to see the Comprehensive Plan Update finished after a Seventeen (17) month process.

9. Next Meeting Date: Scheduled for Thursday, October 8th, 2015.

10. There was no further business; Chairman Dougherty asked for a motion to adjourn. Commissioner Antonides motioned to adjourn, seconded by Commissioner Mallinson, MMSP; Meeting adjourned at 8:25 pm.

Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.