

MONROE PLANNING COMMISSION MINUTES

September 3, 2019

6 PM

Monroe City Hall

Present: Vice Chair Sheets, Commissioners Cuthbertson (6:14 pm), Bathke, Mills and Eastridge.
Staff: Rick A. Hohnbaum, City Planner. Audience: Robert A. Lea.

Call to Order: Vice Chair Sheets called the meeting to order at 6:02 pm.

Public Comments: None

Staff report: City Planner Hohnbaum shared an update of current and potential development projects and presented a brief PowerPoint report relating to the elementary school parking lot storm water issues and concerns.

Approval of Minutes: Commissioner Eastridge moved to accept the July 9, 2019 minutes and Commissioner Mills seconded the motion. Ayes: All

PUBLIC HEARING: Lea Site Plan Review: Chair Sheets announced that there would be a public hearing for the limited site design review for 630 3rd. Street. CA Hohnbaum introduced the land use action request from Mr. Lea outlining the purpose of the hearing and the requested action for the planning commission review. Vice Chair Sheets opened the public hearing at 6:30 pm and following the Monroe Land Use Hearing script asked for any conflicts of interests from commissioners and none were stated. Vice Chair Sheets stated that Mr. Lea was his neighbor but no Commissioner or audience members felt that it was a conflict. Vice Chair Sheets asked for any exparte contact and none was declared by any commissioner.

Applicant: Robert Lea rose and spoke sharing his purchase of the property a couple of years ago and explained the history of the buildings on the property. The Planning Commission asked about the utility connections and clean outs for wastewater lines including the number of connections and meters.

Staff Report: City Planner Hohnbaum reviewed the written report with the criteria for commission consideration and recommendations and the commission had no questions of staff.

Public Testimony: None: There was no other members of the audience beyond the applicant.

No testimony in opposition.

No neutral testimony.

Commissioner Eastridge asked the applicant about storm water.

Commissioner Cuthbertson inquired of staff about the required engineering plans for water and sewer line installation.

Vice Chair Sheets closed public hearing 6:52 pm.

Commissioner Cuthbertson expressed concern that since this land use request was about an existing building and situation, whether the commission should require the planning and engineering for water and sewer system. Commissioner Eastridge expressed concern about the funding of water and sewer by customers. Commission discussed the value and costs of ADU's connections paying for the fees for the entire system.

Commissioner Mills moved to approve the requested land use application with the condition of separating water services with two meters and allowing wastewater to pay normal residential sewer rate to be grandfathered without having a second wastewater connection and approve the 838 square foot ADU. Commissioner Cuthbertson seconded. A question was asked about separate addresses and CA Hohnbaum suggested that if they didn't have separate addresses that they should get them and was informed that they are currently using two separate addresses because PPL required it. Ayes: All.

Both CA Hohnbaum and Chair Sheets shared the appeal process granting any party 15 days to appeal following the publication of the decision letter.

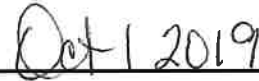
Other business:

Ordinance committee should look at the utility code relating to ADU's and utility connections.

Adjournment: Presiding Officer Sheets adjourned the Planning Commission meeting at 7:13 pm.

Minutes approved by Planning Commission action on October 1, 2019


Chair Kathy Smith



Date:

Attest:  Rick A. Hohnbaum, City Recorder