

**CITY OF COVINGTON
Planning Commission Minutes**

February 20, 2014

City Hall Council Chambers

CALL TO ORDER

Chair Smith called the regular meeting of the Planning Commission to order at 6:33 p.m.

MEMBERS PRESENT

Paul Max, Ed Holmes, Bill Judd, Sean Smith, Binoy Varughese and Alex White

MEMBERS ABSENT – Jennifer Gilbert-Smith

STAFF PRESENT

Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- **1. Vice-Chair Max moved and Commissioner White seconded to approve the February 6, 2014 minutes and consent agenda. Motion carried 6-0.**

CITIZEN COMMENTS - None

PUBLIC HEARING – None

UNFINISHED BUSINESS - None

NEW BUSINESS

2. Discussion of Scope and Specific Changes to City Design Standards for Building Façade Modulations in the Town Center

Principal Planer, Salina Lyons provided some background on the existing Downtown Design Standards. Senior Planner, Ann Mueller added that now that projects are coming in, staff has found it necessary to propose amendments to make modulation standards more restrictive. These changes will require an architect be more creative when addressing long blank walls. The intent of the amended code is to improve the appearance and quality of the building design. The Planning Commission discussed how the building wall elements are intended and found some clarification is needed.

Staff clarified that the sidewalk requirements are based on street types and existing drive-through uses in the Town Center are classified as legal non-conforming lots. New drive-through uses are not allowed in the Town Center zone.

Commissioner Holmes asked for better clarifying language with regard to applying criteria to all blank walls. Ms. Lyons responded that the intent is that the building should be designed from all 4 sides of the building.

Commissioner Judd asked about the possibility of several buildings having a variety of paving and sconces that would not look cohesive. Mr. Hart gave an example in Mercer Island that he felt offered variety and identity.

Chair Smith noted examples of "shall" vs. "should". Ms. Lyons responded that this language directly correlates to the street type already in our existing downtown design regulations. We are not proposing any changes to those "shall" or "should" statements.

ATTENDANCE VOTE –

- **Commissioner Holmes moved and Vice-Chair Max seconded to excuse Commissioner Gilbert-Smith's absence. Motion carried 6-0.**

PUBLIC COMMENT – None

COMMENTS AND COMMUNICATIONS FROM STAFF

Ms. Lyons shared that Wendy's has submitted an application for Commercial Site Development. Staff also gave a presentation to City Council on a mixed-use project that is being proposed on the Ashton property by the Inland Group.

Ms. Mueller added that the City Council approved four ordinances regarding the Hawk property Subarea Plan and Planned Action Ordinance.

ADJOURN

The February 20, 2014 Planning Commission Meeting adjourned at 7:46 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary