

CITY OF COVINGTON
Planning Commission Minutes

November 21, 2013

City Hall Council Chambers

CALL TO ORDER

Vice Chair Max called the regular meeting of the Planning Commission to order at 6:35 p.m.

MEMBERS PRESENT

Vice Chair Paul Max, Ed Holmes, Jennifer Gilbert-Smith, Bill Judd, Sean Smith and Alex White (arrived at 6:40 p.m.).

MEMBERS ABSENT - Binoy Varughese

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 Holmes seconded to approve the November 7, 2013 minutes and the consent agenda. Motion carried 5-0.**

CITIZEN COMMENTS - None

PUBLIC HEARING - None

UNFINISHED BUSINESS

2. Discussion and Final Recommendation to City Council on the Hawk Property Planned Action Ordinance and Subarea Plan amending the city's Comprehensive Plan and Municipal Code

Vice Chair Max asked about how the design would be reviewed. Staff responded that the review is done administratively according to standards in the Subarea Plan & Ordinance.

Vice Chair Max also inquired about the Reclamation Permit for the gravel pit. Staff indicated the State would issue the permit according to their standards. Vice Chair Max stated that he liked the staff and consultant response and

changes to the to the required parking requirements and building frontage and allowing flexibility with 20% allowed adjacent to street if it's screened.

Commissioner Judd was comfortable with the staff and consultant changes and felt they addressed the citizens concerns at the public hearing. He asked if staff could notify the citizens of the changes that the staff and consultant have made. Staff agreed to do that.

Commissioner Holmes said this was a great example of the city responding to the public input at the hearing and making changes to address their concerns. He also asked a general question about the long-term future of Highway 516 and traffic concerns. Staff agreed to prepare a presentation with Public Works to the Commission about traffic concurrency at a future meeting.

Commissioner Gilbert-Smith said she was impressed with staff work and although she missed the public hearing she was brought up to speed on the work with the great minutes and staff memo responding to citizen questions.

- **Motion to recommend the Subarea Plan and Planned Action Ordinance to the City Council was made by Vice Chair Max and seconded by Commissioner Judd. The motion carried 6-0.**

NEW BUSINESS – None

ATTENDANCE VOTE

- **Commissioner Holmes moved and Commissioner Gilbert-Smith seconded to excuse Commissioner Varughese. Motion carried 6-0.**

PUBLIC COMMENT

Kevin Thomas of Oakpointe Development - He thanked the staff for addressing all of Oakpointe's questions and concerns especially regarding the residential density of R-6 in the southeast portion of the Hawk Property Subarea Plan.

COMMENTS AND COMMUNICATIONS FROM STAFF

Community Development Director, Richard Hart reminded the Planning Commission of the Study Session with the City Council on Tuesday, December 10, 2013 at 6:30 p.m.

ADJOURN

The November 21, 2013 Planning Commission Meeting adjourned at 7:30 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary