



PLANNING COMMISSION MINUTES

Regular Meeting
Wednesday, July 10, 2019
7:00 p.m.

1. CALL TO ORDER AND FLAG SALUTE

Vice Chair Whalen called the meeting to order at 7:00 pm and led the flag salute.

2. ROLL CALL

Present: Vice Chair Whalen, Commissioners Gillespie, Sweat, Boyle and White. Chair LaVergne arrived at 7:20 pm.

Absent: Commissioner Balsley

Motion "to excuse Commissioner Balsley from tonight's meeting."
(Boyle/Gillespie) **Passed 5/0**

Staff Present: Trisha Summers, City Clerk

3. ADDITIONS, DELETIONS TO AGENDA

None

4. CITIZEN PARTICIPATION

There were four citizen comments, expressing their opposition to Salvation Slavic Baptist Church's [SSBC] proposed development as described in their application for a Conditional Use Permit, at 23rd Avenue and Taylor Street.

Christine Phillips, 19th Ave Ct- Overall, the project violates the intent of the City's single family zoning district because of the size of the building, the very high intensity of the uses, and that some of the activities listed in the application (e.g.: the ballfield) are not allowed in the single family zoning district. She questions why the wetland is being removed. She read from her comment letter and presented a map that was highlighted to show that the proposed church [at 93,000 square feet] would be 8 to 10 times larger than three other churches in the same area. Ms. Phillips asked for the Commission to add their voices, joining with the community's opposition to the project.

Cheryl Reid-Simons, 23rd Ave-

The Community understands that the property in question would at some point be re-developed. The opposition to the project is that SSBC's CUP application proposes to fundamentally change the character of the neighborhood, and ultimately Milton. Removing 20 acres of land zoned for single family housing will have a significant negative impact on the City's capacity to accommodate population growth which will force a change in the City's land use regulations. She expressed her concerns regarding the SSBC minimizing the impact that their project will have on the neighborhood during the recent project Neighborhood Meeting. Ms. Reid-Simons stated that a review of the application must be based on the impacts caused by the maximum occupancy [2,000] that the church is being built to accommodate.

Doug Collins, 23rd Ave- His primary concern is the traffic impact imposed on the area by a 2,000-person sanctuary (with a likelihood of multiple services – meaning 4,000 to 6,000 people could be driving to/from the site). He disagrees with the applicant's proposed need for only 530 parking spaces. Given the existing development in the area, Mr. Collins doubts the possibility of the church even being able to mitigate the impacts caused by their development. SSBC's proposal is much too big of a project for the area.

Kevin Ringus, 19th Ave. Ct.- Although the Planning Commission is not involved in the approval process for SSBC's application, the Commission's voices are needed because of their investment of time and effort in visioning and planning for the future development of the area. The church application guts the Vision. The proposal is more of a destination than anything else with its 26 classrooms, full sized soccer/football field, and 2,000-person auditorium; *"It's Safeway on steroids."* Mr. Ringus stated that a project such as this belongs on Meridian Avenue; not at 23rd and Taylor.

5. APPROVAL OF MINUTES

A. June 12, 2019 minutes: no changes were suggested.

Motion to approve meeting minutes for June 12, 2019." (Sweat/Whalen)

Passed 6/0

6. REGULAR AGENDA

A. Improving the Commission's Protocols; presenter: Vice-Chair Whalen.

Additional materials presented at the meeting, written by Ms. Whalen: *Improving the Resources and Tools of a Planning Commissioner*, and *Improving the Commission's Communication with our Mayor, Staff, and Community*. Also given out was Mayor Styron-Sherrell's email as follow-up on her meeting with LaVergne, Whalen, and Gillespie on June 12, 2019.

The broad generalization of the Commission's June 12, 2019 meeting was that the Commission needed to do a better job of advocating for itself in the areas of its process of accomplishing tasks, communication, and managing resources.

Ms. Whalen summarized her presentation to Council (June 17, 2019 meeting) on behalf of the Planning Commission.

- Outlined the main elements of the Vacant Building Regulations'
- Noted Attorney comments regarding the Vacant Building Regulation as of May 2019
- Asked Council to choose the next course of action: Continue with the Vacant Building Regulations; or start the next topic on the work-plan; or pause the work-plan topics and allow for the Commission to take stock of the current circumstances and formulate a better way to conduct business.
- Council chose to have the Commission address procedural issues.

Commissioner Gillespie and Boyle expressed their dismay with the lack of support and resources being provided to the Commission; wanted a meeting with Council ASAP; and to get back on track with the work-plan.

Ms. Whalen proposed writing a formal document to Council in preparation for the joint Council – Planning Commission meeting which would identify the needed changes in the Commission's process/procedures along with the communication and resources necessary to accomplish the work.

Under the topic of Communication, Commissioner's solutions included:

- Provide a monthly update to Council from a Commissioner,
- Provide minutes to Council directly,
- Have Chair LaVergne email the Mayor to invite a Councilmember to attend the Commission meetings,
- Have a meeting of all Council and Commission members, and
- Have clarity on level of access to Staff and have contact information for those staff members.

Under the heading of managing resources; the resource of time:

The Commission discussed changing the date and time of their regular Commission meetings. The decision was to keep the current meeting time and day of the month, but to create a subcommittee as a liaison to meet with the Mayor and Staff as needed to discuss the Commission's questions and needs.

MOTION "To form a subcommittee of 3- LaVergne/Sweat/White - with Gillespie/Whalen as alternates, to meet with Mayor, Staff, and others as appropriate, on the first Monday of each month prior to the Council meeting." (Gillespie/Whalen) **Passed 6/0**

V-Chair Whalen plans to have her three documents revised according to Commissioner's comments and transmitted to Clerk Summers by the end of July.

B. Development Status Update

The Development status report has been updated by the building department. The report will be updated and distributed monthly to planning commission and council.

Commissioners were happy to have the report coming to them again after not having it since February. Chair LaVergne inquired about having a map to go along with the report.

7. COMMISSIONER REPORTS

Chair LaVergne

- Nothing to add

Vice Chair Whalen

- Council has approved and passed the new parking code.

Commissioner Gillespie

- This Saturday is Operation Clean City/Green City.
- The Edgewood picnic is July 20th.
- National Night Out is August 6th.
- Cobalt community rummage sale is August 4th.
- Milton Days is coming up!

Commissioner Sweat

- Civil Service meetings have been changed to the 2nd Monday of the month.

Commissioner Boyle

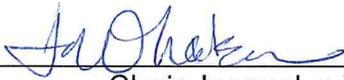
- Thank you to the sub-committee members. Due to work schedule, unable to attend regular Commission meetings that start earlier.
- Thank you to Vice Chair Whalen for putting the information in our packet together for us.
- Having no Planner present for meetings doesn't make sense and is frustrating.

Commissioner White

- Thanks to Vice Chair Whalen for the hard work and as a citizen of Milton, I appreciate it.

8. ADJOURNMENT

The meeting was adjourned at 9:03 PM.



Chair Jacquelyn Whalen

