

**KENNEWICK PLANNING COMMISSION
MARCH 21, 2016
MEETING MINUTES
CALL TO ORDER**

Chairman Ruff called the meeting to order at 6:30 p.m.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Robert Rettig, Fraser Hawley, Victor Morris, Anthony Moore,
Vice Chair Ed Pacheco and Chairman Beau Ruff

Excused: Commissioner Raymond Hui

Unexcused: None

Commissioner Rettig led the Pledge of Allegiance.

Staff Present: Wes Romine, Development Services Manager, and Melinda Didier,
Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated February 1, 2016
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Pacheco moved to accept the consent agenda. Commissioner Moore seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Ruff opened the public hearing at 6:34 p.m. for Change of Zone (COZ) #15-15, which proposes to change approximately 0.7 acres generally located at 2622 & 2624 W. 10th Avenue from Residential, Low (RL) to Commercial, General (CG).

Mr. Romine gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ #15-15 and recommend to City Council approval of the request.

Questions for staff:

None

Testimony of Applicant or Applicant's Representative

Justin Baerlocher, Representative of the applicant Mr. Roger Schatz
JUB Engineers
2810 W. Clearwater Ave Ste. 201

Mr. Baerlocher said this is the follow-up to the Comp Plan Amendment done earlier; at that time the parcel was under option to the applicant, it has gone through and he is ready to proceed to expand business of Travel Land RV.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

Mr. Romine entered the staff Power Point presentation into record as Exhibit 8.

Public testimony for COZ 15-15 closed at 6:38 pm.

Chairman Ruff asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 15-15 and forward a recommendation of APPROVAL to City Council. Commissioner Morris seconded the motion.

Discussion:

Chairman Ruff abstained to vote earlier during the Comprehensive Plan Amendment process, and although his job has changed will continue abstention.

The motion passed 5-0 with Chairman Ruff abstaining.

Chairman Ruff opened the public hearing at 6:40 p.m. for Change of Zone (COZ) #15-16, which proposes to change approximately .561 acres generally located at W. 10th Avenue west of S. Yolo Street from Industrial, Light (IL) to Commercial, Community (CC).

Mr. Romine gave a brief of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-16 and recommend to City Council approval of the request.

Questions for staff:

None

Commissioner Morris asked if the owners made any comment about this zone change.

Mr. Romine said the owners requested the zone change; they were represented by Rusty Morse, who had a previous engagement and couldn't attend the Planning Commission meeting tonight.

Testimony of Applicant or Applicant's Representative:

Unable to be present

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

Mr. Romine entered into record staff Power Point presentation as Exhibit 8.

Public testimony for COZ 15-16 closed at 6:44 pm.

Chairman Ruff asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 15-16 and forward a recommendation of APPROVAL to City Council. Commissioner Hawley seconded the motion.

Discussion:

None

The motion passed on a unanimous vote.

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Moore said he will be attending military training for six months beginning April 4th and returning September 30th.

ADJOURNMENT:

The meeting was adjourned at 6:46 p.m.