



CITY OF EDGEWOOD

PLANNING COMMISSION MEETING MINUTES

Monday, September 12, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

1. **CALL TO ORDER:** Chair Overfield called Planning Commission meeting to order at 6:01 PM.
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Ramirez; Pincas;
 - B. **Commissioners Absent:** Slate
 - C. **Staff Members Present:** Evan Hietpas, Associate Planner
Dave Gray, Assistant City Administrator/ Finance Director
Morgan Dorner, Senior Planner
 - D. **Others Present:** None
2. **CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Guillory motioned to approve, Pincas seconded. Commission voted 6-0 to approve.
3. **CITIZEN COMMENTS:** None
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:**
 - A. Sewer Connection Requirements
 - i. Hietpas presented a draft recommendation for Planning Commission consideration.
 - ii. Planning Commission held discussion and decided to not take action at this meeting.
6. **PLANNING COMMISSION DISCUSSION ITEMS:**
 - A. Planning Commission Handbook
 - i. Hietpas presented the Planning Commission handbook that was published in July of 2021 with the intent of seeking feedback and input on it.
 - ii. Discussion held between staff and Commissioners. No future discussion anticipated.
 - B. Town Center
 - i. Hietpas provided an update on the Subarea Plan and highlighted two key areas of focus that staff will be working on and seeking Planning Commission input for in the coming months- (1) Land Use and Development Regulations and (2) Multi-Modal Mobility.
 - C. Land Use Table
 - i. Hietpas opened the agenda item for discussion, recommending that the Planning Commission pause their discussion on amendments to the land use table relating to “Kennels” and “All Other Pet Care Services”. This would allow an applicant to submit a specific development regulation amendment application for City review.
 - ii. Planning Commission discussed and agreed with staff’s recommendation.
 - D. Commercial Zoning District
 - i. Dorner opened the agenda item, discussion was held, the agenda item will be brought back in October for further discussion.



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E. Industrial Height Standards

- i. Dorner opened the agenda item, discussion was held, the agenda item will be brought back in October for further discussion.

F. 2022 Work Plan

- i. No discussion.

7. STAFF COMMENTS:

- A. Gray commended City Planning staff and the Planning Commission for their efforts in the past few years.

8. COMMISSIONER COMMENTS: None

9. ADJOURN: Chair Overfield adjourned meeting at 7:44 PM.