



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, November 14, 2022 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E
Meeting Held Virtually via Zoom

- 1. CALL TO ORDER:** Chair Overfield called the meeting to order at 6:00 PM.
 - A. Commissioners Present:** Guillory; Overfield Greene; Wagner; Ramirez; Pincas; Slate
 - B. Commissioners Absent:** Slate
 - C. Staff Members Present:** Evan Hietpas, Senior Planner
Morgan Dorner, Senior Planner
Jeremy Metzler, Public Works Director
Dave Gray, Assistant City Administrator/ Finance Director
 - D. Others Present:** Councilmember Tonym
- 2. CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Greene motioned to approve as presented, Guillory seconded. Commission voted 6-0 to approve.
- 3. CITIZEN COMMENTS:** None
- 4. PUBLIC HEARINGS:**
 - A. 2021 City-initiated Comprehensive Plan Amendment Application**
 - i. Chair Overfield opened the public hearing at 6:02.
 - ii. Hietpas outlined proposed comprehensive plan amendments.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:05.
 - B. Commercial Zoning District Land Uses Code Amendments**
 - i. Chair Overfield opened the public hearing at 6:05.
 - ii. Dorner outlined proposed code amendments.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:07.
 - C. Industrial Height Standards Code Amendments**
 - i. Chair Overfield opened the public hearing at 6:07.
 - ii. Dorner outlined proposed code amendments, including a modification to the language included in the meeting agenda packet.
 - iii. No public comments received.
 - iv. Chair Overfield closed the public hearing at 6:09.



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5. ACTION ITEMS:

- A. 2021 City-initiated Comprehensive Plan Amendment Application
 - i. Chair Overfield requested a motion to recommend approval of the comprehensive plan amendments, as presented.
 - ii. Vice-Chair Pincas motioned, Ramirez seconded, Commission voted 6-0 to recommend approval.
- B. Commercial Zoning District Land Uses Code Amendments
 - i. Chair Overfield requested a motion to recommend approval of the municipal code amendments, as presented.
 - ii. Greene motioned, Vice-Chair Pincas seconded, Commission voted 6-0 to recommend approval.
- C. Industrial Height Standards Code Amendments
 - i. Chair Overfield requested a motion to recommend approval of the municipal code amendments, as modified to not include subsection C.3.a. pertaining to design features between 15 and 30 feet of building height.
 - ii. Guillory motioned, Ramirez seconded, Commission voted 6-0 to recommend approval.

6. DISCUSSION ITEMS:

- A. Sewer Connection Requirements
 - i. Metzler opened the agenda item and discussion was held on proposed policies.
 - ii. Planning Commission provided guidance to staff on two (2) specific policies.
- B. 2023 Work Plan
 - i. Hietpas opened the agenda item and discussion was held on proposed Work Plan items.
- C. 2022 Work Plan
 - i. No discussion held.

7. STAFF COMMENTS:

- A. Hietpas provided an update on the Town Center Subarea Plan.
- B. Hietpas provided an update on the Meridian Avenue Corridor transportation study.

8. COMMISSIONER COMMENTS:

- A. Chair Overfield commented on the Planning Commission Handbook.
- B. Chair Overfield commented on “Edgewood Marketplace”, a concept that the Economic Development Advisory Board (EDAB) is working on.

9. ADJOURN: Chair Overfield adjourned meeting at 7:27 PM.