



Planning Commission

MINUTES

Thursday, December 8, 2022

- **CALL TO ORDER: 6:05 PM**

- **ROLL CALL:**

COMMISSION MEMBERS: J Calvin Armerding; Kevin Owens; Jerry Marczynski; James Bring; Jessica H Stone, PhD; Jennifer Plombon

STAFF: Stacie Pratschner, Community Development Services Director; Stacy Clauson, Community Planner II.

- **REVIEW MEETING MINUTES.**

- Planning Commission reviewed the September 8, 2022, meeting minutes.

Commissioners Owens noted that the Roll Call indicated that Commissioner Stone was not present at the meeting, yet made a motion on the Roll Call. Commissioner Stone should have marked as present during the Roll Call.

- **MOTION BY COMMISSIONER STONE TO ADOPT THE MINUTES AS AMENDED BY COMMISSIONER OWENS. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.**

- **AUDIENCE COMMENT.**

None.

- **PUBLIC HEARING and DELIBERATION.**

- Chair Armerding opened the public hearing to accept public testimony on the Citizen-Initiated Amendment Request submitted by East Harbor Hills LLC to amend the Title 17 of the Blaine Municipal Code as follows:
 - i. Amend Blaine Municipal Code Chapter 17.68 – Planned Unit Developments (PUD) to allow manufactured home parks and manufactured homes as an allowed use within a PUD in the Planned Residential zone.

- Staff presented an overview.
- Staff advised the Planning Commission on the following potential action options:

- Approval;
 - Approval with modifications; or
 - Denial
- Ms. Clauson and Director Pratschner answered Planning Commission questions.
 - The applicant (represented by Craig Parkinson and Anthony Jansen) presented their proposal.
 - The applicant answered questions from the Planning Commission.
 - The following audience members gave comment:
 - Jack Kintner; 3824 H St. Road
 - Jackie Braverman; 3824 H St. Road
 - Donald Kruse; 3878 H St. Road
 - Kevin Keck, 9572 Sherwood Drive
 - April Hashimoto, 8833 Goldeneye Lane
 - Ken Hertz, 811 10th St, Bellingham, WA
 - Shanna Leeland; 3909 H Street Road
 - Paul Schissler 714 Wilson Avenue, Bellingham, WA
 - Tina Erwin, 9545 Hazelnut Lane
 - Matthew Lombardi, 3808 H Street Road
 - Grant Dalgleish, 987 Ruby St
 - Glenys Killow, 9626 Sherwood Dr
 - Norman Christiansen, 4216 H Street Road
 - Travis Sipes, 9536 Flambeau Road

MOTION BY COMMISSIONER BRING TO CLOSE THE PUBLIC HEARING PORTION OF THE MEETING. SECONDED BY COMMISSIONER-MARCZYNSKI. UNANIMOUSLY APPROVED.

MOTION BY COMMISSIONER STONE TO RECOMMEND DENIAL OF THE ZONING TEXT AMENDMENTS TO AMEND BLAINE MUNICIPAL CODE CHAPTER 17.68 – PLANNED UNIT DEVELOPMENTS (PUD) TO ALLOW MANUFACTURED HOME PARKS AND MANUFACTURED HOMES AS AN ALLOWED USE WITHIN A PUD IN THE PLANNED RESIDENTIAL ZONE AS REDLINED IN ATTACHMENT 2 OF THE STAFF REPORT FOR PERMIT 2022002. SECONDED BY COMMISSIONER PLOMBON. MOTION FAILED ON 3-3-0 VOTE, WITH COMMISSIONERS STONE, PLOMBON, AND BRING VOTING YES, AND COMMISSIONERS OWENS, MARCZYNSKI AND ARMERDING VOTING NO.

MOTION BY COMMISSIONER OWENS TO CONTINUE DELIBERATION TO THE JANUARY 12, 2023 MEETING. SECONDED BY COMMISSIONER-MARCZYNSKI. UNANIMOUSLY APPROVED.

NEW BUSINESS AND UNFINISHED BUSINESS ITEMS ON THE AGENDA WERE POSTPONED UNTIL NEXT MEETING.

- Adjournment 8:16 PM.