



MEDINA, WASHINGTON

PLANNING COMMISSION SPECIAL MEETING

Hybrid - Virtual/In-Person
Medina City Hall - Council Chambers
501 Evergreen Point Road, Medina, WA 98039
Tuesday, May 19, 2026 – 6:00 PM

MINUTES

1. CALL TO ORDER / ROLL CALL

Planning Commission Chair Shawn Schubring called the meeting of the Medina Planning Commission to order at 6:04 p.m. in the Council Chambers.

PRESENT

Commission Chair Shawn Schubring
Commissioner Vice-Chair Brian Pao
Commissioner Julie Barrett
Commissioner Sandhya Edupuganti (arrived 6:07pm)
Commissioner Li-Tan Hsu (online)
Commissioner Mark Nelson (online)

ABSENT

Commissioner Evonne Lai

STAFF

Bennett, Gunderson, Robertson, Swanson, Wilcox

2. APPROVAL OF MEETING AGENDA

ACTION: Motion to approve the meeting agenda. Motion passed 4-0-1.

Motion made by Commissioner Nelson, Seconded by Commissioner Vice-Chair Pao.
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,
Commissioner Barrett, Commissioner Nelson,
Voting Abstaining: Commissioner Hsu

3. APPROVAL OF MINUTES

3.1 Planning Commission Meeting Minutes of April 28, 2026

Recommendation: Adopt Minutes

Staff Contact: Rebecca Bennett, Development Services Coordinator

ACTION: Motion to approve the meeting minutes. Motion passed 5-0.

Motion made by Commissioner Nelson, Seconded by Commissioner Barrett.
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,
Commissioner Barrett, Commissioner Hsu, Commissioner Nelson

3.2 Planning Commission Meeting Minutes of May 6, 2026

Recommendation: Adopt Minutes

Staff Contact: Rebecca Bennett, Development Services Coordinator

ACTION: Motion to approve the meeting minutes. Motion passed 6-0.

Motion made by Commissioner Vice-Chair Pao, Seconded by Commissioner Barrett.
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,
Commissioner Barrett, Commissioner Edupuganti, Commissioner Hsu, Commissioner
Nelson,

4. ANNOUNCEMENTS

4.1 Staff/Commissioners

Development Services Coordinator Rebecca Bennett announced that a charrette regarding development impacts is anticipated to occur in mid-June. Additional information, including scheduling and public noticing, will be provided once details have been finalized.

Development Services Coordinator Rebecca Bennett announced that an additional Planning Commission meeting has been scheduled for Tuesday, August 25, 2026, at 6:00 p.m., despite the Commission originally planning to be dark during the month of August. The meeting will occur at the Commission's regular meeting time on the fourth Tuesday of the month. A calendar invite for the meeting has already been distributed to the Commissioners.

5. PUBLIC COMMENT PERIOD

Planning Commission Chair Shawn Schubring stated that the Commission received three public comments via email regarding development impacts and Ordinance No. 1052. Chair Schubring noted that copies of the emailed comments were printed and provided to the Commissioners for review.

During the public comment period, three members of the audience spoke regarding concerns related to development impacts and Ordinance No. 1052. Those speakers were Jerry Parrish of 2827 Evergreen Point Road, Scott Hommas representing 300 Overlake Drive East, and Todd Bennett of The Custom Home Company.

Following public testimony, Chair Schubring closed the public comment period.

6. DISCUSSION

6.1 Outdoor Lighting Ordinance

Recommendation: Discussion only

Staff Contact: Kim Gunderson, City Planning Consultant

Planning Consultant Kim Gunderson delivered a PowerPoint presentation on the proposed Outdoor Lighting Ordinance. The Commissioners engaged in discussion and asked clarifying questions.

ACTION: Motion to accept the Outdoor Lighting Ordinance as is but to include that obscured light is acceptable. Motion passed 5-1.

Motion made by Commissioner Nelson, Seconded by Commissioner Vice-Chair Pao.
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,
Commissioner Edupuganti, Commissioner Hsu, Commissioner Nelson
Voting Nay: Commissioner Barrett

6.2 Development Impacts Project

Recommendation: Discussion only

Staff Contact: Kim Gunderson, City Planning Consultant

Planning Consultant Kim Gunderson delivered a PowerPoint presentation on the Development Impacts Project. The Commissioners engaged in discussion and asked clarifying questions.

7. ADJOURNMENT

Meeting adjourned at 7:46pm.

ACTION: Motion to adjourn. Motion passed 6-0.

Motion made by Commissioner Barrett, Seconded by Commissioner Edupuganti.
Voting Yea: Commission Chair Schubring, Commissioner Vice-Chair Pao,
Commissioner Barrett, Commissioner Edupuganti, Commissioner Hsu, Commissioner Nelson,

Meeting minutes taken by Rebecca Bennett, Development Services Coordinator