



Planning Commission Regular Meeting Minutes

Wednesday, April 30, 2025 at 6:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

Meeting called to order by Commissioner Ankney at 6:00 pm. Commissioner Wu attended the meeting remotely. A quorum was present.

PRESENT

Commissioner Mike Ankney
Commissioner Bobbie Beese
Commissioner Jay Molitor
Commissioner Bill Rickard
Commissioner Savannah Wu

2. APPROVAL OF MEETING AGENDA

The Agenda was amended to include Public Hearing to Action Item 4b Periodic Update.

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to approve the amended agenda.

Voting Yea: Commissioner Ankney, Commissioner Beese, Commissioner Rickard, Commissioner Wu

3. APPROVAL OF MINUTES

- a. Motion to approve March 26, 2025 meeting minutes as presented or with any modifications.

Motion made by Commissioner Molitor, Seconded by Commissioner Beese to approve the March 26, 2025 Planning Commission Regular Meeting Minutes as presented.

Voting Yea: Commissioner Ankney, Commissioner Beese, Commissioner Molitor, Commissioner Rickard, Commissioner Wu

4. ACTION ITEMS

- a. Periodic Update - Information

Area Median Income (AMI)

Pop Housing Using BERK Commerce Method

Ms. Tainio shared the responses she received regarding questions the commission had asked about Area Medium Income and projected housing units for Millwood. The Commission discussed the projected, allocated and occupied housing units for Millwood. Ms. Tainio stated that she would work on getting additional clarification on those numbers and there would be time for more discussion on housing when the commission began review of the housing section.

- b. Periodic Update -

Review modifications to Draft Comprehensive Plan Ch. 1, 2, 3, & 4

Updated Community Visioning - Goals, Policies and Actions Framework

New Draft Comprehensive Plan Parks and Recreation Element

Commissioner Ankney opened the public hearing on the Draft Comprehensive Plan Chapters 1,2,3, & 4 Updated Community Visioning - Goals, Policies and Actions Framework & New Draft Comprehensive Plan Parks and Recreation Element at 6:11 pm. Commissioner Ankney asked if any of the Commissioners had a conflict of Interest; none of the Commissioners had a conflict of interest.

Ms. Tainio presented her staff report which included the changes incorporated from the Planning Commission's work to date. She discussed with the Commission the Racially Disparate Impact Analysis (RDI) she was working on for the Comprehensive Plan and the racially restrictive covenants that were still in place on Millwood lots.

Commissioner Ankney opened the Public Testimony portion of the Public Hearing at 6:21 pm and closed the Public Hearing at 6:33 pm.

Shirene Young, 8903 E Liberty, asked for clarification on affordable housing, citizen participation, Mixed Use, Multi-story buildings, climate change & environmental justice.

LaDonna Dement, 10306 E Empire, asked for clarification on the density for the UR-1 District.

5. PUBLIC REMARKS

Commissioner Ankney asked Commissioner Wu to temporarily take over as the Planning Commissioner Chair so he could make a public remark as a citizen.

Mike Ankney, 3009 N Willow, stated that he was appalled at the credit card misuse by Mayor Freeman.

Todd Beese, 8610 E South Riverway, stated he had gotten a comment from one of the Council Members that said appropriate actions had been taken to ensure that public funds were accounted for and policies were in place that would prevent this from occurring in the future.

LaDonna Dement, 10306 E Empire, stated that at the last council meeting the council stated that they would be having an independent investigation done on the matter.

6. CITY PLANNER REPORT

a. March 2025 Planning Report

Ms. Tainio presented her March Planning Report.

7. COMMISSIONER COMMENTS

Commissioner Rickard thanked Commissioner Ankney for his remarks.

Commissioner Beese expressed concern that there be a separate public hearing on the Parks and Recreation Element (Master Plan). She also reminded everyone about the MAC Museum Mother's Day tour May 10th & 11th.

Commissioner Molitor commented on the article in the newspaper about Bobbie Besse and the Corner Door building, thanked Commissioner Ankney for his remarks and thanked Ms. Tainio for her work on the Comprehensive Plan.

Commissioner Wu thanked staff for the mixed-use email.

Commissioner Ankney thanked staff, Ms. Tainio for their work and thanked the audience for their continued attendance.

8. SET NEXT MEETING - May 28, 2025 at 6:00 pm.

Anticipated Agenda Items:

Periodic Update - Discuss potential modifications to Draft Comprehensive Plan Land Use, Housing, Transportation, EPF. Capital Facilities and Utilities.

9. ADJOURNMENT

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to adjourn the Planning Commission Regular Meeting at 6:52 pm.

Voting Yea: Commissioner Ankney, Commissioner Beese, Commissioner Molitor, Commissioner Rickard, Commissioner Wu