



Joint City Council - Planning Commission Special Meeting Minutes

Tuesday, December 09, 2025 at 5:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

Mayor Freeman called the Special Joint City Council and Planning Commission meeting to order at 5:00 pm. A quorum of both the City Council and the Planning Commission were present.

PRESENT

Council Member Shawna Beese
Council Member Shaun Culler
Council Member Dan Sander
Council Member Kelly Stravens

ABSENT

Council Member Andy Van Hees

PRESENT

Commissioner Ankney
Commissioner Rickard
Commissioner Molitor
Commissioner Beese

2. PRESENTATIONS

a. 2026 Periodic Update - Introduction to Development Regulations Update Requirements

Ms. Tainio presented on the development regulations element of the periodic update. She reported where the Planning Commission is at on the periodic update checklist and timeline, the updated housing element requirements, barriers to housing development, zoning categories, as well as some possible Millwood housing scenarios.

Commissioner Beese remarked how the recordkeeping of the lots will be a massive undertaking. Ms. Tainio explained that this is tracked by a deed restriction on the title.

Council Member Culler asked if Commerce had finalized all ADU and setback rules. Ms. Tainio explained that ADU's had been done for a few years and everything with tier 3 is mostly finalized with a few adjustments every so often.

Council Member Sander asked if the water and sewer standards are in the development standards. Ms. Tainio explained that in the Millwood Municipal Code there are sections that do have water and sewer provisions.

3. COUNCIL - COMMISSION REMARKS

Mayor Freeman discussed that he reviewed the last Planning Commission meeting recording and explained why he removed Ms. Wu from the Commission. Since she moved out of the City of Millwood, and historically the City has not allowed someone who has lived outside the City to be on the Commission, she was removed.

Ms. Beese disagreed with Mayor Freeman, stating that someone who lived outside of Millwood had been on the Commission. Mayor Freeman explained that if the Planning Commission wants to allow citizens outside of Millwood to be a part of the Commission, they need to have Council approve and have it documented.

Council Member Beese discussed allowing Commissioners who move to serve for a year to allow time to find a new Commissioner, but she does not want to allow non-residents to join the Commission. Council Member Sander discussed that Ms. Wu could attend meetings as an audience member, he also didn't want to open up the Commission to non-residents.

Commissioner Ankney discussed that there is a desire to have Ms. Wu be reinstated into the Commission and that Ms. Wu would also like to be back. He also asked that Council codify the requirements to be a member of the Planning Commission and define resident.

Commissioner Molitor asked why Planning Commission Chairman Ankney was not informed of the decision to remove Ms. Wu. Mayor Freeman explained that he wasn't under the impression that he made the decision on his own, that he and Ms. Wu had an understanding of why she wouldn't be a part of the Commission, he also stated he assumed Ms. Wu was discussing this issue with the Chairman of the Commission.

4. ADJOURNMENT

Motion made by Commissioner Molitor, Seconded by Commissioner Rickard to adjourn the Joint City Council - Planning Commission Meeting at 6:04 pm.

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

Motion made by Council Member Stravens, Seconded by Council Member Culler to adjourn the Joint City Council - Planning Commission Meeting at 6:04 pm..

Voting Yea: Council Member Beese, Council Member Culler, Council Member Sander, Council Member Stravens