



Planning Commission Regular Meeting Minutes

Wednesday, September 24, 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. 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

Motion made by Commissioner Molitor, Seconded by Commissioner Wu to approve the agenda as presented.

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

3. APPROVAL OF MINUTES

a. Motion to approve meeting minutes as presented or with any modifications.

Motion made by Commissioner Beese, Seconded by Commissioner Molitor to approve the August 27th, 2025 minutes as presented.

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

4. ACTION ITEMS

a. Periodic Update - Public Hearing on Draft Comprehensive Plan

Commissioner Ankney opened the public hearing at 6:05 pm. He asked if any of the Commissioners had any conflicts of interest in this matter.

Ms. Tainio discussed the steps that have been completed to finalize the Comprehensive Plan and made note that there is one public hearing left.

The Commission discussed the transportation forecast information, the accuracy of the households by income and race data as well as Table 11-8 of the Millwood Capital Plan provided by Welch Comer regarding Peak Month Consumption Per Connection. Additionally, the Commission expressed concerns regarding additions to the Historic Preservation Commission chapter due to the adoption of Ordinance 524 and discussed getting feedback from City Council to reopen the HPC chapter of the 2026 Periodic Update to make changes.

Public Hearing Remarks:

Tina Siefert, 10507 E Empire, suggested adding a footnote below the water consumption report to help clear up any confusion that may transpire from the information provided by Welch Comer.

The public testimony was closed at 6:49 pm.

Motion made by Commissioner Rickard, Seconded by Commissioner Wu for a recommendation of approval with modifications, the modification being the rewrite of the first paragraph under table 11-8 on page 206 to start with "according to Welch Comer"

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

5. PUBLIC REMARKS

Todd Beese, 8610 E South Riverway, requested the next meeting be changed to make the public available for the Meet the Candidates event.

6. CITY PLANNER REPORT

a. City Planning Report

Ms. Tainio presented the August 2025 Planning Report.

7. COMMISSIONER COMMENTS

Commissioner Beese expressed concerns that there was no consideration for the Comprehensive Plan regarding the fencing around the IEP property and the removal of trees during the Argonne Congestion Relief project.

Commissioner Wu detailed that she was informed by the Mayor that she no longer met the qualifications to be on the Planning Commission and it would be her last meeting, she did not want to step down from her position, the Commission expressed their frustration regarding her removal.

Commissioner Ankney expressed concern regarding the Argonne Construction project traffic control plan.

8. SET NEXT MEETING – October 29, 2025 at 6:00pm (*request meeting be rescheduled to October 28, 2025*)

a. Anticipated Agenda Items:

- Periodic Update - Review/discuss Draft Critical Areas Ordinance Updates

Motion made by Commissioner Wu, Seconded by Commissioner Rickard to move the October 29th meeting to October 28th, 2025 at 6:00 pm.

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

9. ADJOURNMENT

Motion made by Commissioner Molitor, Seconded by Commissioner Beese to adjourn the Planning Commission Meeting at 7:14 pm.

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