



Planning Commission Special Meeting Minutes

Tuesday, October 28, 2025 at 6:00 PM

9103 E Frederick Ave.

www.youtube.com/@cityofmillwood

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

2. APPROVAL OF MEETING AGENDA

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

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

3. APPROVAL OF MINUTES

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

Commissioner Ankney expressed his frustration with the wording on Section 7 of the September 24th minutes regarding Commissioner Wu's departure announcement, he explained Commissioner Wu was informed by the Mayor that she no longer met the qualifications to be on the Planning Commission and that the September 24th meeting would be her last meeting, she did not want to step down from her position, the Commission was disappointed and frustrated by her removal and wanted that to be reflected in the minutes. The Commissioners discussed Commissioner Wu's removal from the Commission, and authorized Chairman Ankney to draft a letter to Mayor Freeman asking for clarification and the reasoning for her removal.

Commissioner Beese explained that her Commissioner Comments in Section 7 of the September 24th minutes did not accurately portray the comments she made, instead stating that she expressed concerns that there was no consideration for the Comprehensive Plan in regard to the fencing around the IEP property and the removal of trees during the Argonne Construction project.

Motion made by Commissioner Beese, Seconded by Commissioner Rickard to postpone the approval of the September minutes until the next meeting.

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

4. ACTION ITEMS

- a. Periodic Update - Millwood Comprehensive Plan Climate Change & Resiliency Element - Climate Vulnerability Assessment

(Draft goals and policies will be developed following feedback on vulnerability assessments)

Graham Zickefoose and Katherine Allison with Cascadia Consulting Group gave a presentation on the climate element requirements, policy audit on existing policies, climate impacts on health and well-being, infrastructure community and natural resources, as well as goals and policies.

The Commission asked for clarification on the way Millwood's location was explained in the presentation and if the shoreline management plan was being reflected, they also requested more data on the flood risk assessment.

Commissioner Beese asked for clarification on whether the Commission can make changes to the suggestions the consultants provided, Ms. Tainio explained that the consultants are looking for feedback to make adjustments. Commissioner Beese expressed concerns that because it's a consortium this could become too generic and not properly serve Millwood.

- b. Periodic Update - Draft Critical Areas Ordinance Review

Ms. Tainio discussed that she went through Chapter 18.08 Critical Areas and incorporated comments made by Fish and Wildlife, made sure all requirements for GMA were incorporated for the update, and checked for consistency. Ms. Tainio explained that site-potential tree height is replacing the riparian buffers as it is the best available science according to Fish and Wildlife and reported several changes made to the Priority Habitats and Species section.

The Commission discussed the species list on Table 18.08.050A, the crossed-out sections regarding misdemeanor/civil violations, and qualifications for a wildlife corridor.

- c. Periodic Update - Comprehensive Plan 60 Day Review Comments Presentation & Feedback

Ms. Tainio discussed the comments and adjustments requested by Fish and Wildlife and the Department of Commerce.

The Commission discussed the adjustment request made by Fish and Wildlife in section 5.2 regarding the IEP property and agreed to have Ms. Tainio present their concerns regarding this adjustment to Council. They discussed adjusting the verbiage from north bank to north side in reference to the Centennial Trail under section 5.7.

5. PUBLIC REMARKS

LaDonna Dement, 10306 E Empire, expressed her concerns about the Commission's contribution level with the water resources.

Todd Beese, 8610 E South Riverway, reiterated Ms. Dement's concerns and asked that the Commission get involved in the water wholesaling discussion.

6. CITY PLANNER REPORT

- a. City Planning Report

Ms. Tainio presented the September 2025 Planning Report.

The Commission discussed the potential mixed-use building and its latest update.

7. COMMISSIONER COMMENTS

Commissioner Molitor echoed the public remarks regarding staying apprised of the water wholesaling.

Commissioner Ankney explained that his understanding was that Commissioner Wu did not want to step down from the Commission, he felt like the Mayor overstepped and should have discussed the matter with him as the Chairman of the Commission, expressed a need to have a younger member on the Commission and wanted to find a way to get Ms. Wu back on the Commission.

The Commission discussed their frustration over Ms. Wu's removal and how invaluable she was to the Commission.

Motion made by Commissioner Molitor, Seconded by Commissioner Rickard to have Commissioner Ankney draft a letter to Mayor Freeman regarding Ms. Wu's departure.

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

8. **Set Next Meeting – November 26, 2025 at 6:00pm** *(request meeting be cancelled due to Thanksgiving Holiday per the Periodic Update Work Plan or rescheduled)*

Special Joint City Council & Planning Commission Meeting on December 9, 2025 at 5:00pm

Anticipated Agenda Items:

- Periodic Update - Introduction to Development Regulations Update Requirements

December 31, 2025 - Planning Commission Meeting Cancellation due to New Year's Holiday (per the Periodic Update Work Plan)

9. **ADJOURNMENT**

Motion made by Commissioner Rickard, Seconded by Commissioner Molitor to adjourn the Planning Commission meeting at 7:54 pm.

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