

DRAFT



Minutes of the Arlington Planning Commission / Design Review Board Meeting

Council Chambers
110 East Third Street
March 20, 2018
7:00pm

Commissioners Present: Bruce Angell, Mike Thomas, Vernon Beach and Aaron MacDonald

Commissioners Absent: Ken Levesque

Staff Present: Marc Hayes and Kristin Foster

Also known to be present: Mike Hopson, Doug Hannam, Elias Olafsson, Fenneke Olafsson, and Thomas Neill

Commission Chair Angell called the meeting to order at 7:01pm, and the pledge of allegiance to the flag followed.

Visitors:

APPROVAL OF THE AGENDA

Commissioner MacDonald made a motion to approve the Agenda. Commissioner Thomas Seconded the motion, which passed with a unanimous vote.

APPROVAL OF THE CONSENT AGENDA

Commissioner MacDonald made a motion to approve the Consent Agenda, consisting of the minutes from the March 6, 2018 Special Meeting. Commissioner Beach seconded the motion, which passed with a unanimous vote.

PUBLIC COMMENT

PUBLIC HEARING

DESIGN REVIEW (the Planning Commission acting as the Design Review Board)

Dantrawl – PLN#409

The Applicant, Doug Hannam of Port Garner Architects on behalf of Dantrawl Inc., is requesting Design Review approval to construct a 39,560 square foot premanufactured metal building on nine acres of land east of the Arlington Airport. The primary use of the building will be manufacturing, repair and storage of fish nets. Site improvements include a paved parking area, landscaping, and frontage improvements on 180th Street NE.

CED Director Marc Hayes presented a brief overview of the project. At the Workshop held on March 6, 2018 the Planning Commission / Design Review Board suggested the path at the entrance of the building to the south be extend across the drive aisle, through the landscaping and connect to the proposed trail along 180th Street. The path would provide a clear pedestrian way from the right-of-way to the entrance. A wainscot material was suggested to be used on the east and south elevations at the office location in order to create a base to the building. The Applicant, Doug Hannam of Port Garner Architects, submitted a letter in response to the Design Review Board's suggestions which explains why the suggestions were not implemented into the design. The letter was read by CED Director Marc Hayes to the Design Review Board and attendees of the meeting. The suggestions and responses were discussed among the Design Review Board and Mr. Hannam. Planning Commission Chair Angell explained that the suggestion of the siding material to create a wainscot was based on aesthetics and is not within the standards of the code. There was no further discussion of the siding material.

Mr. Hannam explained that the operation of the business does not intend on inviting the general public onto the site, therefore providing a pathway from the trail on 180th Street is not needed. Mr. Hannam also mentioned that by creating a path and inviting the public on site a lawsuit may occur due to the nature of the business operation. Planning Commission Chair Angel mentioned that pedestrian connectivity is located within the Design Review Compatibility Matrix. Mr. Hannam noted that if a path be cut across the parking lot to the trail and through the landscape area which is a bio swale for drainage, the drainage may have to be altered to accommodate. After further discussion it was agreed that a single pedestrian path connect the site from the trail on 180th Street NE.

Commissioner MacDonald made a motion to approve the Design Review for the Dantrawl, Inc. project planning number 409 with the condition of an addition of a single pedestrian path from 180th Street NE to the site. Commissioner Thomas seconded the motion, which passed with a unanimous vote.

CONTINUED BUSINESS

NEW BUSINESS

DISCUSSION ITEMS

Current Project List

The Planning Commission was provided with a current and proposed project list of both residential multi-family developments, commercial projects and industrial projects. CED Director Marc Hayes went through the list and briefly expanded on each project, including the total number of units for residential development and how many new residents each project will bring to the City. Mr. Hayes and the Planning Commission discussed the status of a few projects as to when they will be complete and when some will start.

Villas at Arlington Hearing Examiner’s Decision

CED Director Marc Hayes informed the Planning Commission that the Conditional Use Permit for Villas at Arlington was approved by the Hearing Examiner with no additional conditions.

AMCAL Neighborhood Meeting

The Community and Economic Development Department received a Conditional Use Permit submittal for the Smokey Point Senior Apartments project. Conditional Use Permits are required to hold a Neighborhood Meeting. A Neighborhood Meeting was held on March 20, 2018 for this project. There were six citizens that attended the meeting that all live in close proximity to the proposed project. Mario Turner of AMCAL Multi-Housing, LLC, Charles Morgan Jr. of Charles Morgan and Associates, and CED Director Marc Hayes were all available to answer questions from the Public. CED Director Marc Hayes informed the Planning Commission of the overall discussion that occurred at the meeting.

INFORMATION

STAFF REPORTS

COMMISSION MEMBER REPORTS

ADJOURNMENT

The meeting was adjourned at 8:12pm

Bruce Angell, Commission Chair