

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, April 13, 2017
7:00 PM
Calvin Armerding - Chair

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Richard May, Steve Hruttford, Sue Sturgill, Calvin Armerding,
John LeBrun, Larry Wonnacott

ABSENT: Kevin Owens

STAFF: Community Development Director, Michael Jones
Community Planner I, Maddie Ottley

**MOTION BY COMMISSIONER STURGILL, SECOND BY COMMISSIONER
LEBRUN TO EXCUSE COMMISSIONER OWENS, APPROVED UNANIMOUSLY
(5-0).**

C. AUDIENCE COMMENTS: None

D. PUBLIC HEARING:

BEL Cowichan Verizon Conditional Use Permit CUP-2-17

Chairperson Armerding read the rules of order and asked if any Commissioners had any personal interest in the item, and if there were any people who had any objection to any of the Commissioners to preside. There were none.

Commissioner May arrived at 7:05 during Mr. Armerding's instructions.

Ms. Ottley presented the staff report detailing the application. She introduced Ms. Todd with MD7 representing Verizon Wireless.

Ms. Ottley presented information on public notices and application process. She explained the location and the physical aspects of the site and surrounding area. She outlined the project and the requirements of the Blaine Municipal Code. Ms. Ottley pointed out one specific aspect related to screening with which the project did not comply. The screening relates to the idea of a roof-top mounted antenna, and due to the tank's characteristics, mounting that type of screening would be infeasible, and staff recommends that it will not have a substantial negative effect. She advised that the Commission could make a finding that addressed and allowed the exception within the constraints of a conditional use permit.

Ms. Ottley delivered staff's recommendation of approval subject to findings of fact and conditions of approval in the staff report.

Ms. Becky Todd, Applicant answered a question related to the site plan, related to an existing antenna that is part of the water system.

Commissioner May asked questions about noise and the proposed barrier. Ms. Todd answered the questions, and noted the intent of the screening. Commissioner May asked about the possibility of the water tower being a noise reflecting device.

Commissioner May asked about the NIER report and the exposure level. It was pointed out that worst case is 32-percent of allowable exposure.

Ms. Todd offered to answer any further questions. Commissioner LeBrun asked a question related to visibility and landscape screening. Ms. Todd noted that screening for the fence is proposed.

Commissioner Hrutfiord asked a question related to air conditioning and if there was one required to keep this cool. Ms. Todd indicated that she did not think air conditioning was required.

The Commission held a discussion about the permit request.

MOTION BY COMMISSIONER LEBRUN, SECONDED BY COMMISSIONER WONNACOTT TO APPROVE CONDITIONAL USE PERMIT CUP-2-17.

Chairperson Armerding closed the public hearing.

Chairperson Armerding asked for any comments. Commissioner May noted that he thought added coverage was a benefit. Commissioner Hrutfiord agreed.

THE MOTION PASSED UNANIMOUSLY (6-0).

E. INFORMATIONAL ITEMS:

Mr. Jones commented on an article from Planning Magazine on Planning Commissioner responsibilities and Council-Commission interaction.

Commissioner LeBrun noted he will not be able to attend a meeting until June 22nd due to travel.


F. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER MAY, SECONDED BY COMMISSIONER HRUTFIORD TO APPROVE THE MINUTES OF MARCH 23, 2017 AS AMENDED, APPROVED UNANIMOUSLY (4-0-1) COMMISSIONER STURGILL ABSTAINED.

G. ADJOURNMENT 8:43 PM.



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of April 13, 2017, to be approved at the May 11, 2017
Planning Commission meeting.