

MOSES LAKE PLANNING COMMISSION  
November 15, 2012

3512

Commissioners Present: Todd Voth, Vicki Heimark, Charles Hepburn, Steve Schield, Todd Lengenfelder, Kevin Starcher, and Nathan Nofziger Absent: Rick Penhallurick and Carly Griffith Hotvedt

Name	Jan	Feb	Mar			Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Molitor Hotvedt	P	A	A	A	P	A				P	P	P	P	E
Starcher	P	P	E	P	A	A	P	E	P	P	A	P	P	P
Lengenfelder	P	P	P	P	P	P	P	P	P	A	P	A	P	P
Schield	A	P	P	P	P	P	P	A	A	P	P	A	P	P
Heimark	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Penhallurick	P	P	A	P	P	P	A	A	A	P	A	P	P	P
Hepburn	P	P	P	A	P	A	P	P	P	P	P	P	P	P
Nofziger	P	P	P	P	A	P	P	P	P	P	P	P	P	P
Voth	P	P	P	P	P	P	P	P	P	P	E	P	P	P

P - Present      E = Excused      A = Absent      C = Canceled

Staff Present: Anne Henning, Billie Jo Muñoz, and Sue Mahaney

CONSENT AGENDA

Minutes: The minutes of the October 25 meeting were presented.

Action Taken: Mr. Nofziger moved that the Consent Agenda be approved, seconded by Ms. Heimark, and passed unanimously.

HAPO COMMUNITY CREDIT UNION - SITE PLAN REVIEW - PUBLIC HEARING

Momentum requested a site plan review for a 3,700 square foot building for a credit union located in the 700 block of S. Pioneer Avenue. The site is zoned C-2, General Commercial and Business which matches the Comprehensive Plan designation of General Commercial.

Billie Jo Muñoz, Assistant Planner, stated that the developer is requesting a boundary line adjustment so a portion of the site will be undeveloped. There was a question concerning wetlands on the site so a wetland study was done and no wetlands were identified on the site or within 100' of the site. The site fronts on Pioneer and Lark. Pioneer is fully developed but Lark is undeveloped and will be required to be improved. Because of the steep grade on Lark, no pedestrian connection is required from the site to Lark. There is sufficient parking available and the landscaping will need to meet city requirements or an alternate plan will have to be requested.

Patrick Kirby, representing Momentum, stated that this building will be built to the same style and quality as other credit union buildings that have been constructed for HAPO. He stated that the building would be LEED certified.

The public hearing was opened.

Floyd Swenson, representing Betty Wood at 808 Kiefer, stated that originally Lark Avenue was going to be constructed its full length and wanted to know if that was still the plan.

Ms. Muñoz stated that at this time Lark will only be developed to the end of this property because the City does not have the funds to develop Lark the full length. Completing Lark is included on the 6-year Transportation Improvement Plan. A cul-de-sac will be developed where Lark will end at HAPO's property.

Betty Wood, 808 Kiefer, felt that Lark should be blocked off at Kiefer to prevent traffic accessing Lark to get to Pioneer as they do now.

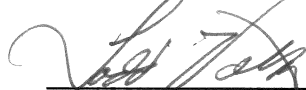
Action Taken: Mr. Schield moved that the public hearing be closed, seconded by Mrs. Heimark, and passed unanimously.

Action Taken: Mr. Schield moved that the site plan be approved with the following conditions:

1. The comments of the Assistant Fire Chief, Municipal Services Director, Building Official and Department of Ecology shall be addressed.
2. The building, as constructed, shall appear essentially as presented to the Planning Commission.
3. A detailed landscape plan that meets the requirements of MLMC 18.57 be submitted and approved or an alteration be requested.

seconded by Mr. Lengenfelder, and passed unanimously.

The regular meeting was adjourned at 7:20 p.m.



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Todd Voth, Planning Commission Chairman