



PLANNING COMMISSION SPECIAL MEETING MINUTES

Wednesday, August 5, 2026

CALL TO ORDER

The Planning Commission was called to order by Vice Chair Gibson at 6:00 PM.

Vice Chair JB Gibson, and Planning Commissioners Nazim Nice, and Anthony Perez were present.

Absent: Chair Dan Thompson

Staff Participation:

Jeff Thomas, CPD Director (Zoom)
Alison Van Gorp, Deputy CPD Director
Eileen Keifeer, Contract Legal Counsel
Molly McGuire, Senior Planner

Deborah Estrada, Deputy City Clerk
Reina McCaula, Records Analyst II
Andrea Larson, City Clerk

PUBLIC APPEARANCES

There were no public appearances.

SPECIAL BUSINESS

1. Planning Commission Meeting Minutes of June 10, 2026, Regular Meeting:

It was moved by Nice; seconded by Perez to:

Approve the minutes.

Motion Passed 3-0

2. PCB26-09: Public Hearing to amend the Comprehensive Plan Land Use Map Designation from Single-Family to Commercial Office for Parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 (CPA25-002)

Applicant Presentation – Amy Lavin, Mercer Island resident and CEO, and Jessica Clawson, Mercer Island resident and Attorney for Stroum Jewish Community Center, presented on behalf of the Stroum Jewish Community Center.

Staff Presentation – Alison VanGorp, Deputy CPD Director, and Molly McGuire, Senior Planner, presented the proposed amendment to the Comprehensive Plan Land Use Map designation for the Stroum Jewish Community Center.

Vice Chair Gibson opened the public hearing at 6:46 PM.

The following individuals spoke **in opposition** to amending the Comprehensive Plan Land Use Map Designation from Single-Family to Commercial Office for Parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 (CPA25-002):

Anastasia Mironova
Pavel Sterba
John Hall

Matt Golbach
Doug Rosen

The following individuals spoke **in support** of amending the Comprehensive Plan Land Use Map Designation from Single-Family to Commercial Office for Parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 (CPA25-002):

Dr. Orly Steinberg
David Azose
Denise Joffee
Susan Szafir
David Dunbabin
Hart Cole
Mindy Stern
Steven Linkon
Lisa Fain

Thomas Jacobs
William Gerdes
Jill Handaly
Scott Porad
Eric Radman
Robbie Cape
Mark Clausen
Leslie Somerstein
Doug Rosen

There being no further public testimony, Vice Chair Gibson closed the hearing at 7:52 PM.

The Planning Commission asked staff questions and deliberated for a period.

It was moved by Gibson; seconded by Nice to:

Adopt motion 6A as written in the motion matrix. The motion proposed amendments to the staff findings concerning the traffic analysis and related criteria.

Motion Failed 1-2

It was moved by Gibson; seconded by Nice to:

Adopt the motion 1A addressed the proposed commercial designation and the range of potential uses permitted by the designation.

It was moved and seconded to:

Amend the previous motion to:

Revise the final sentence to state that the Commission recommends that an instrument running with the land be required by the City Council. The secondary amendment was seconded and approved.

Amendment Passed 3-0

Main Motion as Amended Passed 3-0

It was moved by Nice; seconded by Gibson to:

Amend the staff findings 1-A as follows: The Commission recommends an instrument to run with the land be required by the City Council.

Motion Passed 3-0

It was moved by Gibson; seconded by Nice to:

Adopt 3-B as written in the motion matrix The motion addressed compatibility with adjacent land uses, including the size and intensity of development permitted by the proposed designation.

Motion Failed 1-2

It was moved by Gibson; seconded by Nice to:

Adopt 3-C as written in the motion matrix. The motion addressed the resulting land use map and whether the proposed redesignation would be compatible with the surround development pattern.

Motion Failed 1-2

It was moved by Gibson; seconded by Nice to:

Adopt 4-C as written in the motion matrix. The motion addressed a specific single family residential parcel proposed for inclusion in the Comprehensive Plan Amendment.

Motion Passed 2-1

It was moved by Nice; seconded by Perez to:

Amend the motion to adopt 4-C of the motion matrix as written.

Motion Passed 3-0

It was moved by Nice; seconded by Perez to:

Adopt the following amended language of 4-C: The Commission finds that the applicant has carried its burden under MICC 19.15.230(F)(2) subject to the removal of parcel 2655500132.

Motion Passed 2-1

It was moved by Nice; seconded by Perez to:

Adopt the findings documented in the staff report as to the staff report as amended.

Motion Passed 3-0

It was moved by Nice; seconded by Perez to:

Adopt the findings documented in the staff report as amended.

Motion Passed 3-0

It was moved by Nice; seconded by Perez to:

Recommend that the City Council approve the proposed Comprehensive Plan Amendment based on the adopted findings.

Motion Passed 3-0

OTHER BUSINESS

3. Staff Report

CPD Deputy Director Alison Van Gorp reported on the Planning Commission meetings throughout the fall.

ADJOURNED - The meeting adjourned at 9:41 pm

Deborah Estrada, Deputy City Clerk