



Planning Commission Regular Meeting Minutes

Wednesday, August 26, 2026 at 6:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

The Planning Commission Regular Meeting was called to order by Chairman Ankney at 6:00 pm. A quorum was present.

PRESENT

Commissioner Mike Ankney
Commissioner Bobbie Beese
Commissioner Jay Molitor
Commissioner Karina Chernioglo

ABSENT

Commissioner Bill Rickard

2. APPROVAL OF MEETING AGENDA

Motion made by Commissioner Molitor, Seconded by Commissioner Beese to approve the meeting agenda.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

3. APPROVAL OF MINUTES

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

Motion made by Commissioner Molitor, Seconded by Chairman Ankney to approve the meeting minutes as presented.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

4. ACTION ITEMS

- a. Periodic Update - Public Hearing on Draft Development Regulations Updates

Chairman Ankney opened the Public Hearing at 6:03 pm.

Ms. Tainio presented the Periodic Update presentation to the Planning Commission and provided a review of her staff report highlighting amendment recommendations. Ms. Tainio explained the draft city development regulation updates are consistent with Millwood's adopted Comprehensive Plan (Ordinance 558), the currently adopted Countywide Planning Policies for Spokane County (Spokane County Resolution No. 25-0207), as well as being internally consistent with GMA requirements.

Commissioner Chernioglo asked for clarification on if the minimum 5 ft setback is a state requirement. Noting she has received feedback from citizens, stating they would prefer larger setbacks.

Ms. Tainio explained the 5 ft minimum is currently what is within the code, and consistent with the tier 3 City requirements and suggestions, along with the state requirement being zero. Ms. Tainio discussed Council Member Stravens had request for Planning Commission to review potentially increasing to 7 ft. Ms. Tainio explained the topic was discussed at the July Planning Commission meeting, with Commissioner's Molitor, Ankney and Rickard voting to maintain setback minimums as is.

Chairman Ankney asked the audience for any public comment. No comments were made.

Chairman Ankney closed the public hearing at 6:25 pm.

Chairman Ankney thanked Ms. Tainio for her work, stating he believes the Periodic Update is ready to send off.

Commissioner Beese discussed concerns on what the state is requiring for compliance, stating the Planning Commission has done a fair job to adjust and create a reasonable product. Commissioner Beese commended Ms. Tainio for her work, being consistent and listening to the Commission.

Commissioner Chernioglo thanked Ms. Tainio, stating it has been an honor to join the Commission in the midst of the Comprehensive Plan.

Commissioner Molitor discussed being directed to expand and make more housing available, noting if you read through the update, it becomes more challenging to comply.

Motion made by Chairman Ankney to send the periodic update to the City Council for approval with Option Two (Recommendation of approval with additional modification(s)), Seconded by Commissioner Molitor.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

5. PUBLIC REMARKS

Public Remarks are an opportunity for citizens to address the Planning Commission either in-person or by submitting their remarks to remarks@millwoodwa.us. We ask that in-person speakers limit themselves to two minutes and follow the Citizen Participation Guidelines Policy as posted on the City of Millwood website www.millwoodwa.us/government#CityCouncil or available at City Hall prior to this meeting.

No public remarks were made or received.

6. CITY PLANNER REPORT

a. City Planner Report for July 2026

Ms. Tainio presented her City Planner Report for August 2026. Ms. Tainio provided an update on 3019 N Argonne a Code Enforcement investigation was done on siding material installed, resulting a stop work order. Ms. Tainio explained the contractor has requested a review and exception to the siding material; to allow for the metal siding as installed. Noting she will be presenting that at the September meeting. Ms. Tainio discussed the Data Center Moratorium did pass through the City Council, with electing the workplan to be Planning Commission to Council and will start providing information to Planning Commission in October.

7. COMMISSIONER COMMENTS

Chairman Ankney discussed the Historic Preservation is looking for input from the Planning Commission on recommendation for how to utilize the CLG grant received, noting Commissioner Major will meet with Ms. Tainio to discuss and possibly add to the docketed list. Chairman Ankney discussed attending a Public Works huddle, noting water rates are being discussed including at City Council level.

8. SET NEXT MEETING - Planning Commission Regular Meeting - September 30, 2026 at 6:00 PM

a. Anticipated Agenda Items:

Open Government Training & 3019 N. Argonne (MW-2026-0021) Siding Exception Request Consideration (MMC 17.24.010.F)

9. ADJOURNMENT

Motion made by Commissioner Chernioglo, Seconded by Commissioner Molitor to adjourn the Planning Commissioner Regular Meeting at 6:42 pm.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

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