

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
September 16, 2025 | 6:00 PM

Call to Order

Chair Kantwill called the meeting to order at 6:00 PM

Roll Call

CEPC Members Present: Paul Kantwill, Gary Berndt, Jon Cornelius, Marc Kirkpatrick, and Ian Steele

CEPC Members Absent: Colin Brissey and Amanda Hahnemann. **Commissioner Berndt made a motion to excuse Commissioner Brissey and Hahnemann. Commissioner Kirkpatrick seconded. Motion carried.**

Council Liaison: Cassidy Buechele-Curtis (absent)

Staff Present: Colleda Monick

Chair Kantwill noted that City Council has recently placed an emphasis on attendance for its members. While Planning Commissioners do not carry the same obligation, he emphasized the importance of the Commission's mission and requested that members notify staff if they are unable to attend a meeting or if ongoing circumstances make attendance difficult.

Public Comment

None.

Adoption of Minutes

Commissioner Berndt motioned to accept the August 19th, 2025 minutes as presented. Commissioner Steele seconded. Motion carried.

Public Hearing- City Planning

None.

Commission and Staff Reports

Colleda Monick, Staff Announcements:

- **Planning & Historic Preservation Commission Openings:** There is still a vacancy on the Historic Preservation Commission. Planning Commission will have a vacancy starting in 2026.
- **Fall Clean Up** – September 1-30 for city residents only
- **Pangrazi Award** – Nominations are open and close on September 25th, 2025. This award is established to recognize and thank other community-minded citizens, who aspire as Paul did, to make the Upper County a quality place to live. (Commissioner Berndt was a recent recipient of the award and spoke about his great respect of Mr. Pangrazi and some of the history of the award.)
- **Current Planning Updates:** Wildwood – MDNS issued. Habitat for Humanity – Pre-Application Meeting. Teanaway Court – Notice of Incomplete. 4240 Bullfrog Road Apartments – Construction Underway.

- **Climent Element** – City received revised contract approval 9/15, so that committee will be reconvening here soon.

New Business

1. CEMC 17.04.040 Nonconforming Uses

Staff presented proposed changes to provide greater flexibility for home and property owners to modify lawfully established nonconforming uses.

Discussion regarding greater clarification under 17.04.040(A) was requested by the Commissioners. More detailed specifications and, if possible, examples for items 1–2. Staff to bring back at the next commission meeting.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

- a. CEMC 17.04.040 Nonconforming Uses
- b. Comp Plan Updates

Commissioner Comments and Discussion

Commissioner Cornelius – The pharmacy has completed the second step of the permitting process. It will take another four months before the state issues the final permit to establish operations in the former pharmacy building.

Chair Kantwill – Hansen Ponds meeting is scheduled for 9/17, discussion continues about rerouting the river. If anyone wishes to attend the meeting, a link can be provided.

Adjournment

Chair Kantwill adjourned the meeting at 6:44. The Commission will reconvene on September 30, 2025 at 6:00 p.m.



Chair Kantwill

07 OCT 2025

Date