



**PLANNING COMMISSION MEETING
TUESDAY, MAY 12, 2026 — 6:30 PM
501 DELTA AVENUE
MARYSVILLE, WA 98270**

MINUTES

Call to Order

Chair Leifer called the meeting to order at 6:30 p.m., noting the absence of Commissioner Terri Jones.

Roll Call

Present:

Commission: Chair Stephen Leifer, Vice Chair Brandon Whitaker, Commissioner Jerry Andes, Commissioner Shanon Jordan, and Commissioner Raymond Miller

Staff: Interim CD Director Angela Gemmer, Senior Planner Emily Morgan

Absent: Terri Jones

Approval Of Minutes

October 14, 2025: Commissioner Brandon Whitaker moved to approve the meeting minutes. Commissioner Shannon Jordan moved to 2nd.

January 27, 2026: Commissioner Shannon Jordan moved to approve the meeting minutes. Commissioner Jerry Andes moved to 2nd.

April 28, 2026: Commissioner Shannon Jordan moved to approve the meeting minutes. Commissioner John Ray moved to 2nd.

Concern was expressed by the Commission regarding the new minute-taking style of conciseness and the inability to quickly understand what was discussed.

1. 10/14/2025 Draft PC Minutes
2. 1/27/2026 Draft PC Minutes
3. 4/28/2026 Draft PC Minutes

Audience Participation (for topics not on the agenda)

Public Hearing

Proposed Code Amendment for MMC 22G.110, Boundary Line Adjustments

Emily Morgan, Senior Planner, commented on the letter of support from the Master Builders Association (MBA).

Chair Leifer opened the public hearing. Commissioner Jerry Andes closed the public hearing. Commissioner John Ray 2nd.

Commissioner Brandon Whitaker moved the Planning Commission to recommend approval of the code amendment to the City Council for adoption by ordinance. Commissioner John Ray 2nd. 5 Yes.

New Business

116th Street Master Plan Repeal

Angela Gemmer, Interim CD Director, introduced the repeal of the 116th Street Master Plan.

Commissioners asked questions.

Director's Comments

None.

Adjournment

The meeting ended at 7:39. Commissioner Shannon Jordan made a motion. Commissioner John Ray 2nd.

Next Meeting

June 9, 2026