



Town of Eatonville
Planning Commission Meeting Minutes
Monday December 15th, 2025, 6:30pm
In-person/Virtual Zoom Hybrid Meeting

CALL TO ORDER – Chair Wilson called the meeting to order at 6:30pm.

ROLL CALL - Present: Chair Wilson, Commissioner Roland, Commissioner Smith, Commissioner Clement, Commissioner Litzenberger and Mayor Baublits.

STAFF PRESENT: Town Planner Nick Moore and Planning and Building Admin Tracy Marin.

PLEDGE OF ALLIGIANCE: Directly following roll call, led by Chair Wilson.

APPROVAL OF MINUTES:

1. Minutes from November 17th, 2025
 - a. Chair Wilson requested a motion to approve minutes from November 17th, 2025, meeting. Commissioner Clement moved to approve minutes. Commissioner Roland seconded, all in favor. Motion passed 4-0.

PUBLIC COMMENTS SUBMITTED IN WRITING: One comment was submitted by town citizen Terrah Hight regarding Out and About Burgers. Town Planner Nick Moore read comment into record.

UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. 750 Wild Rose Variance Request
 - a. Chair Wilson opened the public hearing at 6:34pm and asked the owner to introduce herself and the reason for the variance request.
 - b. Property Jene Lindstrom spoke and stated the property is located a considerable distance from the Town sewer line and would be extremely costly should they be required to connect. They are asking for a variance to have septic on the property to mitigate the financial burden.
 - c. Nick continued explaining the reason for the variance. The applicant was required to do a SEPA for the septic specifically which came back with no environmental issues. There is a pond on the property, however it is not a critical area nor a wetlands area. The Department of Health approved, sewer connection is not in the immediate future and therefore he recommends the Commission to approve this variance request. Nick also mentioned this variance request will be presented to the Town Council, scheduled tentatively for the January 12, 2026, meeting.
 - d. Chair Wilson closed the public hearing at 6:37pm and asked for any comments from the Commissioners, which none were provided.
 - e. A motion made by Commissioner Litzenberger for the septic design subject to Pierce County Health requirements for the property located at 750 Wild Rose. Seconded by Commissioner Smith, all- in-favor, motion passes 4-0.
2. Out and About Burgers – Conditional Use Permit Request
 - a. Chair Wilson opened the public hearing at 6:41pm.

- b. Nick explains that the property will be used for a fast service food establishment and states that any drive through is a conditional use process. Everything needed for the establishment fits on the property as proposed on the site plan provided. There will be one window/door for the employees to deliver the food to the vehicles and employees (owner reiterates that this concept will help them control the traffic better). Vehicles will enter off of Center and then exit onto Rainier Ave. There will also be a walk-up window, but no onsite seating. Nick also mentions that the stormwater is still being addressed, however it is not part of this conditional use request but will be subject to the building permits. For the purpose of space, it doesn't make sense to have the owners to retain on-site when there is a stormwater pipeline on the property. Nick is working with the Town attorney and engineer to get on-site treatment, expecting to hear back from the attorney within the week. Our engineer is aware of the situation and sees no issue with allowing them to connect. This will also need to go through the Council once we are at this stage of development. Nick recommends the Planning Commission approve the Conditional Use Permit with the condition of on-site treatment of stormwater.
 - c. Chair Wilson closes public hearing at 6:49pm and asks for a motion to approve. Commissioner Litzenberger moves to approve the Conditional Use Permit as notated on the concept drawing plan, on condition that the Town negotiates an easement upon the building permit. Commissioner Litzenberger seconded the motion, all-in-favor, motion passes 4-0.
3. 850 Eatonville Hwy W Variance Request
- a. Chair Wilson opens public hearing at 7:08pm
 - b. A citizen who lives next door to the property at 830 Eatonville Hwy is concerned about her water shut off valve being adjacent to the property and if that will impact her at all when the project is underway. Nick clarifies that there should not be any issues with her water.
 - c. Nick speaks on the need for the variance request. There is a 6-plex that is going to be built with garages in the rear of the buildings. There is a significant wetland in the back of the property which is pushing the building to the very front of the property to make use of the space. This variance is only to approve the front yard setback to 15 feet from the property line, behind the sidewalk.
 - d. Chair Wilson closes public hearing at 7:11pm and asks for any comments.
 - e. A motion to approve the variance setback subject to no parking from sidewalk to building and only have landscaping in the front yard was made by Commissioner Litzenberger. Commissioner Clement seconded the motion. All-in-favor, motion carried 4-0.
4. 111 Cedar Ave S – Land Use Nuisance
- a. Tabled for now, per attorney the Town needs to offer a voluntary agreement

STAFF/COMMISSIONER COMMENTS:

- 1. Commissioner Litzenberger thanks Nick and staff for the organization of the meetings and the public for being present. He also thanks Mayor Baublits for being present at meetings and his vision for the Town.
- 2. Commissioner Clement also thanks the Mayor and welcomes the new business and residents to the Town.
- 3. Nick thanks the Commission and expresses appreciation. He also states he is excited for all the growth the Town is entering.
- 4. Commissioner Smith also expresses appreciation.
- 5. Mayor Baublits thanks the Commission, Nick and Tracy.

ADJOURNMENT: Chair Wilson Adjourned the meeting at 7:30pm.

Next Meeting: January 5th, 2026

Chair – Wilson

Secretary – Clement

ATTEST:

Recording Technician – Tracy Marin