

**PLANNING COMMISSION SPECIAL MEETING  
JANUARY 20, 2016 AT 12:00 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B  
MINUTES**

**1. CALL TO ORDER**

Chair *Tom Bailer* called the Planning Commission Special Meeting to order at 12:00 PM on January 20, 2016 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Chair *Tom Bailer* and Commissioners *Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt, Mark Frohnafel, and Heath Kocan.*

Also present was City Planner *Samantha Greenwood* and Assistant Planner *Leif Stavig.*

7 people were in the audience.

**3. APPROVAL OF AGENDA**

M/Pegau S/Baenen to approve the agenda.

Upon voice vote, motion passed 7-0.

Yea: *Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnafel, Kocan*

**4. DISCLOSURES OF CONFLICTS OF INTEREST**

*Bailer* said they had discussed *Baenen* before and they had agreed that there wasn't a conflict of interest.

**5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

**a. Audience comments regarding agenda items**

*Tim Joyce*, 1001 Pipe Street, sees they are rescinding action they made at a previous meeting. The roles of the Planning Commission are held in Title 18, which gives them authority to look at property, what it is used for, how it's used, how it fits with the planning rules and ordinances, and uses as far as comprehensive plan goes. Nowhere in that title does it give them the authority to look at finances or whether something is good or bad economically for the city. That falls to City Council, which is elected by the community. Council can be recalled and voted out, and they are responsible to the community. The commission is appointed; council is not. Their role lies within Title 18. If they step out of that role they are no longer functioning as the Planning Commission.

*Dixon Sherman*, Box 1186, Upper Davis, said he was in favor of the vote they made at the last meeting. He doesn't think they should keep voting until they get the outcome they want. He hopes they see the money they could be saving and making, compared to the money they would spend to take half the building down.

## 6. NEW/MISCELLANEOUS BUSINESS

### a. Rescind Motion on Disposal of Vacant Office Portion of the Old City Hall Building

M/Baenen S/Roemhildt to rescind the motion that was approved at the January 12, 2016 meeting: to recommend to City Council to dispose the vacant office portion of the old City Hall building for fair market value as outlined in the Cordova Municipal Code 5.22.060 B by negotiating an agreement with the Alaska Wildlife Troopers

*Baenen* said he felt the original motion should have never been made due to the fact the Troopers had no proposal or letter of interest. *Roemhildt* said he has always been a proponent of government entities working together, but he feels that the decision they made was overzealous. *McGann* said that all they did was recommend the city start the negotiating process. They would not be accepting any proposal. The negotiation may go nowhere, but that is not for them to decide. *Pegau* verified that there was no new information since their last meeting. *Frohnapfel* said that if the Troopers were interested they need to submit a letter of interest as it feels like they are seeking out people.

Upon voice vote, motion to rescind passed 5-2.

Yea: *Bailer, Baenen, Roemhildt, Frohnapfel, Kocan*

Nay: *McGann, Pegau*

### b. Disposal of Vacant Office Portion of the Old City Hall Building

M/McGann S/Pegau to recommend to City Council to retain the vacant office portion of the old City Hall building.

*McGann* said they could turn that portion off with not very much money. *Pegau* said there has been a promise that the area would become a parking lot, so he is nervous. *Frohnapfel* said if they have an empty building, it will get filled up. *Baenen* said he would like to see it go cold and not be used for storage.

M/Pegau S/Baenen to amend the motion so that it reads: to recommend to City Council to retain in an unused state the vacant office portion of the old City Hall.

Upon voice vote, motion to amend passed 7-0.

Yea: *Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Kocan*

Upon voice vote, main motion passed 7-0.

Yea: *Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel, Kocan*

## 7. AUDIENCE PARTICIPATION

*James Burton*, 902 LeFevre, said that some of the commission said if they saw a letter of interest from the Troopers there could be a different outcome, but they still talked about zoning it cold and working towards tearing it down. He wonders if they read the packet as there is a building committee recommendation to lease the City Hall building once the staff has moved into the Cordova Center or zone it cold. They aren't giving themselves any option. It is irritating to see a dialogue that looks like it is going one way and then have it not end up where it looked like it was going.

*Joyce* reminded the commission of their roles and responsibilities. Their role is to look at the lease to see if it fits in the zoning codes. If it does, then their option is nothing more than to make a recommendation to proceed. Don't step outside the box because at that point the recommendations are worthless.

**8. COMMISSION COMMENTS**

*Pegau* said they just said not to tear the building down. Next month they have the Land Disposal Maps. The decision was consistent with the land disposal process and the planning code.

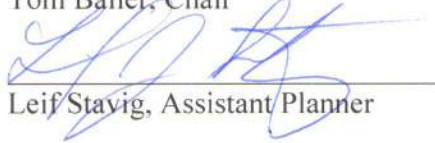
**9. ADJOURNMENT**

M/Pegau S/Roemholdt to adjourn the Special Meeting at 12:29 PM.  
With no objection, the meeting was adjourned.

Approved:



Tom Bailer, Chair



Leif Stavig, Assistant Planner