PLANNING COMMISSION REGULAR MEETING
MARCH 12, 2019 AT 6:45 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES

1. CALL TO ORDER

Chair *Tom McGann* called the Planning Commission Regular Meeting to order at 6:45 PM on March 12, 2019 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair *Tom McGann* and Commissioners, *Scott Pegau, John Baenen, Allen Roemhildt, Chris Bolin* and *Trae Lohse*. *Nancy Bird* was absent.

Also present was City Planner *Leif Stavig*.

One person was in the audience.

3. APPROVAL OF AGENDA

M/*Pegau* S/*Bolin* to approve the agenda.
Upon voice vote, motion passed 6-0.
Yea: *McGann, Pegau, Baenen, Roemhildt, Bolin, Lohse*
Absent: *Bird*

4. APPROVAL OF CONSENT CALENDAR

a. **Minutes of January 8, 2019 Regular Meeting**
b. **Record unexcused absence for Scott Pegau and excused absence for Trae Lohse from the January 8, 2019 Regular Meeting**

M/*Pegau* S/*Baenen* to approve the consent calendar.
Upon voice vote, motion passed 6-0.
Yea: *McGann, Pegau, Baenen, Roemhildt, Bolin, Lohse*
Absent: *Bird*

5. DISCLOSURES OF CONFLICTS OF INTEREST

Roemhildt said that he had a conflict of interest on item 9a. The commission concurred.

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. **Guest Speakers**
b. **Audience comments regarding agenda items**

David Roemhildt, Mile 6 Copper River Highway, said that his conditional use request was for renting storage space and selling containers. He said that he hoped it would provide revenue and sales tax to the city, while not prohibiting a higher use of the property.

8. PLANNER'S REPORT

Stavig said that the CoHo proposals came in and there was one proposal that might warrant a Special Meeting. *Bolin* said that he learned a lot at the state Planning Commissioner's Training. He heard a lot about planning issues in other communities in Alaska. *Stavig* said that he and *Greenwood* also went to the conference. He said that if they wanted to get more people educated on planning issues, the commissioner's training is a great opportunity. He said that *Greenwood* is looking at a new matching grant opportunity for Second Street from Council Avenue to the Highway. *Stavig* said that City Council approved the Lease with Option to Purchase for *Tania Harrison* with the Power Creek Lot. *Stavig* said that with the Comprehensive Plan, Iceworm was a huge success. Over the next couple of months the actual plan will be put together.

McGann thanked *Greenwood* for her continued work on Title 16 Building Codes.

Bird joined the meeting during the Planner's Report.

9. NEW/MISCELLANEOUS BUSINESS

a. Conditional Use Permit for Commercial Outside Storage on Lot 3, Block 2, South Fill Development Park

M/*Bird* S/*Bolin* to approve the conditional use permit request by David Roemhildt for commercial outside storage on Lot 3, Block 2, South Fill Development Park as described in the application and to adopt and incorporate the findings and special conditions contained in the staff report.

Pegau said that he was wondering whether or not it is considered outside storage. He said that storage was a critical need and having storage on the lot meets the purpose of the South Fill. *Baenen* said that he thought all of the standards have been met. *Pegau* said that he thought the third standard might not be met, because he thought that the request was actually for inside storage versus outside storage. He did think that it was compatible with the purpose of the zone district.

Bird wondered whether the containers would be stacked. *Stavig* said that the request is for use of the property where vans are moved around, and during times of low use, they may be stacked on top of each other or close to one another. It's a fluid use of the lot, as opposed to fixed container locations. *D. Roemhildt* said that his proposal was similar to what occurs in Bristol Bay. He wants there to be flexibility so they can clear snow and move containers where they make the most sense. *D. Roemhildt* said that if they did stack the containers, they would secure them the same way they are secured on the barge.

McGann wanted more information about the access to stacked containers; he was concerned about people using ladders and improperly unloading gear from a stacked container. *Pegau* said he was concerned about the wind on the lot and considered whether they should require lashing stacked containers. *Pegau* said he was thinking about granting the conditional use for a longer period of time. *Bird* said she was okay with the three years. *Lohse* and *McGann* agreed.

Stavig said that the Site Plan Review would be different than typical ones, since the containers are temporary and would be moving around. *McGann* asked *D. Roemhildt* to get rid of the last storage container and to keep the steel framing off the city lot adjacent to the property. There commission concurred that all of the conditional use standards had been met.

Upon voice vote, motion passed 6-0.
Yea: *McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Lohse*
COI: *Roemhildt*

b. **Chair Election**

McGann opened nominations for the office of chair of the Planning Commission. Baenen nominated McGann.

Upon voice vote, McGann was elected chair 7-0.
Yea: *McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Lohse*

c. **Vice Chair Election**

McGann opened nominations for the office of vice chair of the Planning Commission. Baenen nominated Pegau.

Upon voice vote, Pegau was elected vice chair 7-0.
Yea: *McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Lohse*

10. PENDING CALENDAR

Stavig said if they were available for a Special Meeting for the review of the CoHo proposal, he would schedule one. *Baenen* said he had a conflict of interest on the item. *Bolin* said he would be gone the end of April.

11. AUDIENCE PARTICIPATION

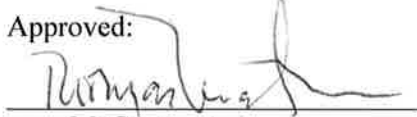## 12. COMMISSION COMMENTS

McGann said he was glad the election turned out the way it did and hopefully they can get some work done on the harbor.
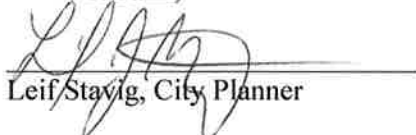
13. ADJOURNMENT

M/*Pegau* S/*Bolin* to adjourn the Regular Meeting at 7:25 PM.
With no objection, the meeting was adjourned.

Approved:

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Tom McGann, Chair

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Leif Stavig, City Planner