

**PLANNING COMMISSION SPECIAL MEETING
MARCH 20, 2019 AT 12:00 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chair *Tom McGann* called the Planning Commission Special Meeting to order at 12:00 PM on March 20, 2019 in the Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Also present was City Planner *Leif Stavig*.

Three people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Bird to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: *McGann, Pegau, Roemhildt, Bird, Lohse*

Absent: *Baenen, Bolin*

4. DISCLOSURES OF CONFLICTS OF INTEREST

5. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

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

6. NEW/MISCELLANEOUS BUSINESS

- a. Proposal for Lots 3 & 4, Block 6, Original Townsite (COHO Building and Lots)

M/Roemhildt S/Bird to recommend City Council approve the proposal from Cordova Telecom Cooperative for Lots 3 & 4, Block 6, Original Townsite.

Roemhildt said he thought the proposal was put together well. *Bird* agreed. She verified that the narrative about poor parking was at CEC. *Lohse* liked how well-written and easy to understand the proposal was. *Pegau* said he was happy that the building wasn't going in the burn pile. He said it was useful to see what CTC thought the real cost to develop the lot would be.

Lohse said he was curious how the apartments in the building fit in with city planning. *Stavig* said that as far as the zoning went, residential uses are allowed. CTC will have to have a plan review through the State Fire Marshall and that will be a part of it. The Central Business District does not have parking requirements. *McGann* said that he was encouraged by some of the things that have come up at the Comprehensive Plan meetings that the proposal addresses.

McGann said each commissioner would submit their criteria to *Stavig* to keep as a part of the record, but they should each share their general thoughts related to the criteria. *Bird* said she liked the effort into meshing the building with the current architecture. She said she would have liked to see a higher purchase price, but

with the cost of developing the lot, she understood why it wasn't higher. **Lohse** agreed and said the proposal scored high in all the categories. **Roemhildt** said that he liked the apartments and the business component. He said that if there were other proposals with higher purchase prices, then it would have scored relative to the others. **Stavig** said, in regard to the purchase price, the city could only be reimbursed for the delinquent property tax and costs to maintain the building. **Pegau** said he really liked the aesthetics, but it was just a relocation of an existing business. **McGann** said he was really encouraged with the intent to partner with Cordova Electric. **Bird** said she thought there was the potential to add new business with the incubation area.

Upon voice vote, motion passed 5-0.

Yea: **McGann, Pegau, Roemhildt, Bird, Lohse**

Absent: **Baenen, Bolin**

b. Resolution 19-04 – 2019 Land Disposal Maps

A resolution of the Planning Commission of the City of Cordova, Alaska, supporting the Alaska Department of Transportation and Public Facilities Community Transportation Program Project grant application for Second Street Infrastructure Upgrades

Greenwood delivered a Power Point presentation which went over the details of the grant.

M/**Bird** S/**Roemhildt** to approve Resolution 19-04.

Roemhildt said he recommends the city contribute 25 percent towards the match. **Greenwood** said that the commission could attend the meeting and recommend the match since it is a priority on their capital improvements list. **Greenwood** said that without grants there wouldn't be enough money without bonding. She said that this is the first time this grant opportunity has come up since 2012.

Upon voice vote, resolution passed 5-0.

Yea: **McGann, Pegau, Roemhildt, Bird, Lohse**

Absent: **Baenen, Bolin**

7. AUDIENCE PARTICIPATION

8. COMMISSION COMMENTS

9. ADJOURNMENT

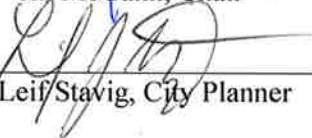
M/**Lohse** S/**Roemhildt** to adjourn the Regular Meeting at 12:35 PM.

With no objection, the meeting was adjourned.

Approved:



Tom McGann, Chair



Leif Stavig, City Planner