

PLANNING COMMISSION REGULAR MEETING
MAY 14, 2013 @ 6:00 PM
NOTE TIME CHANGE
LIBRARY MEETING ROOM
MINUTES

- A. **Call to order -**
- B. **Roll Call** Present for roll call were Chairman Tom Bailer, David Reggiani, John Greenwood, Tom McGann, Scott Pegau, Roy Srb and John Baenen (at 6:05 PM).

Also present was Planner Samantha Greenwood.
There were 0 people in the audience.
- C. **Approval of Agenda**

M/Reggiani S/Greenwood
Upon voice vote, motion passed, 6-0
Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood
Nay: None
- D. **Approval of Consent Calendar**
Minutes of 4-8-13 Planning & Harbor Commissions Joint Work Session
Minutes of 4-9-13 Planning Commission Regular Meeting

M/Reggiani S/Srb
Upon voice vote, motion passed, 6-0
Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood
Nay: None
- E. **Record Absences**
None
- F. **Disclosure of Conflict of Interest**
None
- G. **Correspondence**
- H. **Communication by and Petitions from Visitors**
1. **Guest Speakers**
None
2. **Audience comments regarding items in the agenda**
3. **Chairpersons and Representatives of Boards and Commissions**
- I. **Planners Report**

Samantha Greenwood ~ I went to the North Fill Ramp today and there were 5 boat using, waiting and launching. There's a port-a-potty down there. They're hoping to have the water in this week. They had a little sewer emergency they had to deal with elsewhere. The boat trailer area is sold out. Some of the long term storage by the maintenance area has been committed for winter storage as well. Copper River Seafood's did get a building permit and

they passed Fire Life & Safety. They are legal and ready to roll. Trident appears to have replaced a rotten wall. I never did get to call them.

Pegau ~ I walked by it every day and it appeared there was more and more of the building missing and new stuff being built.

Samantha Greenwood ~ Ocean Beauty remodeled their bunkhouses and they're working with Fire Life & Safety to get that approved through them, but as far as we were concerned they didn't need a building permit-there were no structural changes. We need to set a time during the pending calendar for the Safe Routes to School discussion.

Srb ~ One question on the spots the Harbor rented out, is that just year by year?

Samantha Greenwood ~ I believe the boat trailer parking is season by season. That long term area by the maintenance area is long term, year round.

J. New Business

a. Final Plat of Lot 8, Vina Young Subdivision (voice vote)

M/Reggiani, S/Baenen

"I move to **approve** the final plat of Lot 8A and Lot 8B, Vina Young Subdivision."

Reggiani ~ It seems straight forward. I recognize the suggestion from the lawyer and from Sam with the addition in there. It looks good to me.

Samantha Greenwood ~ They did get their building permit to add the residential to the warehouse.

Srb ~ Is there a square footage requirement?

Samantha Greenwood ~ There is but it is very small. The thing to look at is the kitchen/bathroom use areas. They drew out basically a 1 bedroom apartment that they are putting into that area.

McGann ~ I am still concerned about the driveway being off their property and the 2.8 foot setback. There's room for different driveway options. Whether or not we should stipulate something regarding that...

Srb ~ Is the encroachment the cemetery?

Samantha Greenwood ~ Yes. I don't know if I would call it an encroachment, it's not a "building".

McGann ~ It's a non-useable driveway.

Bailer ~ They can access from the other side.

McGann ~ I'm in favor of approving the plat but maybe we should ask them to move the driveway. Cross of "drive" and I'd be happy.

Samantha Greenwood ~ We can do that.

Reggiani ~ What would be the point of crossing off "drive"?

McGann ~ They shouldn't be driving on that gravel drive.

Reggiani ~ If they wanted to use that would they come to the City and ask for an easement?

Samantha Greenwood ~ They could. That would probably be the only option I could think of. I don't think it would be encroachment since it's not a physical building.

Upon voice vote, motion passed, 7-0

Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood, Baenen

Nay: None

b. Reconsideration of John Baenen's unexcused absence of 3-12-13 (voice vote)

Bailer ~ John, can you explain to all of us why you feel this should be excused?

Baenen ~ When I made my plans to go on vacation I wasn't yet, or even decided, that I would put my name in to be on the Planning & Zoning Commission. It also ended up that I left that night and was on the airplane so I would've had to change my whole vacation.

Bailer ~ You made your arrangements before?

Baenen ~ Yes.

Bailer ~ Ok, let's get a motion out.

M/McGann, S/Reggiani

"I move to **approve** the staff recommendation to change John Baenen's March 12, 2013 absence from "unexcused" to "excused"."

Bailer ~ Ok, so if you miss a meeting now when you go on vacation it'll be unexcused.

Baenen ~ I understand that.

Bailer ~ If it's work related it's excused. That's basically the line.

Samantha Greenwood ~ There's death in the family, medical, a few other things.

Bailer ~ So if you call in?

Samantha Greenwood ~ You're not absent.

Upon voice vote. motion passed. 6-0

Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood

Nay: None

Conflict: Baenen

K. Old Business

None

L. Pending Calendar

a. May 2013 Calendar

b. June 2013 Calendar

Samantha Greenwood ~ We need to talk about Safe Routes to School on 5th Street and the engineer got the questions answered and back. I'm hoping, with this delay, that we'll have something back from Leo. All the snow should be gone by then. I'm gone the week of the 19th.

McGann ~ Do the Safe Routes to School folks have any preference?

Samantha Greenwood ~ I don't know if they'll come or not. They're in the loop. The State guy (Alaska Safe Routes to School: Steve Soenksen) said if he was in town we could call him and the engineer as well. Moe will be there, Bill will come, Malvin...there's a water and sewer line. There's utilities. No one had a heart ache as long as we took it all into consideration. The other big thing is the snow dump at the top. It needs to have some consideration. The other thing is they would have to clear earlier since the kids would be using it. It's just a time factor thing but he said they'd work it out as best they could. The police chief had a few concerns.

Baenen ~ Maybe the grade could be brought out.

Bailer ~ Can we look at both areas?

Samantha Greenwood ~ Yes, we can do both sites: 3rd and 5th for the site visit.

Reggiani ~ List it as options.

Samantha Greenwood ~ We'll meet here (at the Library Conference Room) and then go to the site. Wednesday, May 29th at 6:30 PM. We will also put on the agenda a discussion about the landing craft, boat ramp improvements or potential sites. It's just a discussion to go over ideas and thoughts and see if anyone else has any ideas. It'll be a work session so no decisions.

Samantha Greenwood ~ Also one more thing, we're working through the process of a conditional use permit which is quasi-judicial for zero lot line duplexes (off Lake Avenue) with Dave Sjostedt so no ex-parte communications. It's not officially applied for yet. I will send out an email when he gets all his paperwork in. I will mention it to him as well.

Srb ~ Maybe you can have all the utilities put their marks in (on Tuesday, May 28th) before our meeting.

N. Audience Participation

None

O. Commission Comments

McGann ~ I would like to suggest we bring up chapter 18 and chapter 16. There's stuff in waterfront industrial that have kind of been brought to light. Can we get those updated?

Bailer ~ Where are we on the comp plan?

Samantha Greenwood ~ We are still waiting on an idea of how much and make a plan of action.

P. Adjournment

M/Reggiani S/Greenwood

Motion to adjourn at 6:27 PM

Shannon Joekay

Shannon Joekay, Assistant Planner

01/01/13

Date