

**PLANNING COMMISSION REGULAR MEETING
JULY 14, 2015 AT 6:30 PM
LIBRARY MEETING ROOM
MINUTES**

1. CALL TO ORDER

Chairman *John Greenwood* called the Planning Commission Regular Meeting to order at 6:30 PM on July 14, 2015 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Chairman *John Greenwood* and Commissioners *Tom Bailer, Tom McGann, John Baenen, Allen Roemhildt, and Mark Frohnappfel. Scott Pegau* was present via teleconference.

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

0 people were in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Bailer to approve the agenda.

Upon voice vote, motion passed 7-0.

Yea: *Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnappfel*

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of June 9, 2015 Public Hearing
- b. Minutes of June 9, 2015 Regular Meeting

M/Bailer S/Baenen to approve the consent calendar.

Upon voice vote, motion passed 7-0.

Yea: *Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnappfel*

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

- a. State of Alaska DOT Public Notice
- b. State of Alaska DNR Preliminary Decision

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Audience comments regarding agenda items

8. PLANNER'S REPORT

Frohnappfel verified that Alpine Diesel's site plan would go to the commission. He asked if it was considered a building that would need a site plan review and if it would be taxed. *Stavig* said that it was getting a plan review by the State Fire Marshal. *S. Greenwood* said she would get clarification from the City Clerk and assessor. She said the City had a mandatory pre-bid meeting for LT2 and eight contractors were present.

9. NEW/MISCELLANEOUS BUSINESS

a. Resolution 15-10

A resolution of the Planning Commission of the City of Cordova, Alaska adopting a new Official Zoning Map

M/McGann S/Bailer to approve Resolution 15-10.

J. Greenwood said that this is just approving the map; it isn't making any changes.

Upon roll call vote, motion passed 7-0.

Yea: Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnappel

b. Resolution 15-11

A resolution of the Planning Commission of the City of Cordova, Alaska recommending to the City Council of the City of Cordova, Alaska to amend Chapter 19.04 of the Cordova Municipal Code in order to adopt the December 16, 2015 Flood Insurance Study and Flood Insurance Rate Map and to comply more fully with the National Flood Insurance Program Standards

M/McGann S/Bailer to approve Resolution 15-11.

McGann said that they want people to have access to flood insurance, so they need to do it. *Stavig* explained that the City received a letter from FEMA informing them that the maps will become effective December 16, 2015, so that is the date that is on the maps. *S. Greenwood* said that they were required to adopt the maps prior to that date. *Pegau* said it was odd to adopt something that wasn't official. *Bailer* said that the definition of structure related to their previous conversation. *Baenen* verified that the code edits were from FEMA. *McGann* said that there was no definition for "mean sea level" in the code. *S. Greenwood* said that staff would look into it. *Pegau* said that different agencies use different measures, so it would be valuable to know what they are using. *Frohnappel* asked if the maps affected anyone negatively. *S. Greenwood* said that more people may be required to get flood insurance now.

Upon roll call vote, motion passed 7-0.

Yea: Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnappel

10. PENDING CALENDAR

S. Greenwood said that the request for money for the code change would be at tomorrow's council meeting. The Salty Steer proposal is back also for the motion to rescind. She said that the City has stopped negotiations with the *Daskaloses*.

11. AUDIENCE PARTICIPATION

12. COMMISSION COMMENTS

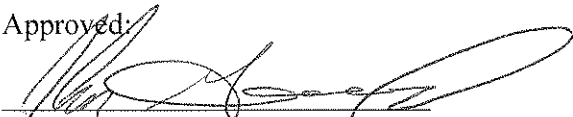
Bailer said it was the quickest meeting in 13 years.


McGann said he read Sam's write-up for the code change for the council packet and he thinks it is a good presentation and he hopes it passes.

13. ADJOURNMENT

M/Bailer S/Baenen to adjourn the Regular Meeting at 6:50 PM.
With no objection, the meeting was adjourned.

Approved:



John Greenwood, Chair

Leif Stavig, Assistant Planner