

**PLANNING COMMISSION REGULAR MEETING
OCTOBER 13, 2015 AT 6:30 PM
LIBRARY MEETING ROOM
MINUTES**

1. CALL TO ORDER

Co-Chairman *Tom Bailer* called the Planning Commission Regular Meeting to order at 6:30 PM on October 13, 2015 in the Library Meeting Room.

2. ROLL CALL

Present for roll call were Co-Chairman *Tom Bailer* and Commissioners *Tom McGann*, *Scott Pegau*, *John Baenen*, and *Allen Roemhildt*. Commissioners *John Greenwood* and *Mark Frohnafel* were absent.

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

1 person was in the audience.

3. APPROVAL OF AGENDA

M/McGann S/Baenen to approve the agenda.

Upon voice vote, motion passed 5-0.

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

Absent: *Greenwood, Frohnafel*

4. APPROVAL OF CONSENT CALENDAR

- a. Minutes of September 8, 2015 Public Hearing
- b. Minutes of September 8, 2015 Regular Meeting

M/Pegau S/McGann to approve the consent calendar.

Upon voice vote, motion passed 5-0.

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

Absent: *Greenwood, Frohnafel*

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

- a. State of Alaska DOT Public Notice

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Audience comments regarding agenda items

Robert Beedle spoke to item 9(a). He said that they have never talked about any specific way of getting rid of City Hall and the office spaces. He has been pushing for getting rid of the Library/Museum and the City Hall building due to disrepair. They have talked about the Troopers renting it, but then the City would have tenants.

8. PLANNER'S REPORT

Baenen asked what the correspondence was about. *S. Greenwood* said that she did not know and that it was a public notice with contact information.

Bailer asked if staff had looked into a building permit he had a question about. *S. Greenwood* said that they had sent out a letter. *Baenen* asked if someone needed a building permit for fill or for maintenance. *S. Greenwood* said not for fill, but it is required for structural alterations. *Baenen* said he didn't think it needed a permit. *Bailer* said at one point there was a dollar amount that if you went over you had to get a permit.

McGann asked about the Crater Lake project. *S. Greenwood* said that they are at the point where they are looking at three different impoundment heights. They have done a preliminary geologic report. They are having biweekly conference calls. The due date for the feasibility study is December.

S. Greenwood clarified that the only two commissioners interested in going to the Planning Commissioner training in Anchorage were *Frohnafel* and *Baenen*. *Roemhildt* and *Pegau* said they were both interested, but had prior commitments.

9. NEW/MISCELLANEOUS BUSINESS

a. Disposal of a Portion of Office Space in City Hall Building

M/Baenen S/McGann to recommend to City Council to remove the existing office portion of the old City Hall.

McGann said that he doesn't see any demand for office space. One benefit would be additional parking spaces for the Cordova Center. *Baenen* said that if the City started to rent office space, there is a good chance they would take business from the private sector. The City could possibly take somebody from a location they are already renting. The original intent of the Cordova Center was to get rid of the old buildings. He overheard a conversation about the old City Hall building and heard someone say they were getting rid of it. It is better to just cut off half of the building and move the boiler over. It may cost a little, but at least they are not putting more money into it and they are not in direct competition with a local business. *Roemhildt*, *Pegau*, and *Bailer* said they agreed.

Upon voice vote, motion passed 5-0.

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

Absent: *Greenwood, Frohnafel*

10. PENDING CALENDAR

S. Greenwood said that they think they will have the next meeting in the new building. *Bailer* asked how packets can get picked up. *Stavig* said they are still figuring that out and asked the commission how they felt about having 24/7 access to their packets. There was a mixed response from the commission.

Bailer said that the City Council put out an RFP for the Library/Museum building, but he still feels like the commission should be looking at it. Unless the commission is comfortable waiting for the proposals to come in, they could have a discussion about what they wanted. *Pegau* said he was anticipating that discussion, but the City Council moved to put out the RFP. He would still like to have the discussion, but he is not sure how productive it would be. Hopefully, if things go properly proposals will still go through the commission, so if they have that discussion prior to reviewing proposals they will have a much better feeling. *Bailer's* thought was that it is one more public hearing where people could let you know what they would like to see. *Stavig* said for the rest of the commission's information that City Council directed staff to release an RFP for the property. *Bailer* said it was an RFP for whatever anyone wanted to do. *S. Greenwood* said that the proposals will come to the Planning Commission first.

11. AUDIENCE PARTICIPATION

Beedle said in reading the Planner's Report, he suggests doing a title search first in the disposal process.

12. COMMISSION COMMENTS

Pegau wanted to make a comment about Trident North. He was really happy to see that with their new bunkhouse, they used all of the parking. He knew there was some resistance to additional parking requirements. The decision to require that parking had value.

Baenen said he thought it was a good meeting and that it was interesting to see that they were all on the same page on the City Hall building.

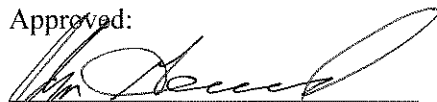
McGann wanted to know the status of recent land sales. **S. Greenwood** said the Performance Deed of Trust for Nichols expires in two and a half years. Council extended the Performance Deeds of Trust for **Roemhildts** for another year. **Camtus** was five and they are half way through. Harborside is in progress. **Leo Americus** will be coming up soon. Mobile Grid just started. There has been some back-and-forth with Ocean Beauty.

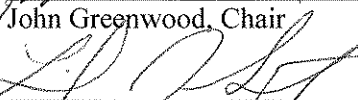
Roemhildt thanked **Beedle** for coming.

13. ADJOURNMENT

M/McGann S/Pegau to adjourn the Regular Meeting at 7:02 PM.
With no objection, the meeting was adjourned.

Approved:


John Greenwood, Chair


Leif Stavig, Assistant Planner