

**PLANNING COMMISSION REGULAR MEETING
NOVEMBER 10, 2015 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chairman *John Greenwood* called the Planning Commission Regular Meeting to order at 6:30 PM on November 10, 2015 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chairman *John Greenwood* and Commissioners *Tom McGann, Scott Pegau, John Baenen, Allen Roemhildt*, and *Mark Frohnapfel*. Commissioner *Tom Bailer* was absent.

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

3 people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/Roemhildt to approve the agenda.

Upon voice vote, motion passed 6-0.

Yea: Greenwood, McGann, Pegau, Baenen, Roemhildt, Frohnapfel

Absent: Bailer

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of October 13, 2015 Regular Meeting

b. Record excused absences for Mark Frohnapfel and John Greenwood from the October 13, 2015 Regular Meeting

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

Upon voice vote, motion passed 6-0.

Yea: Greenwood, McGann, Pegau, Baenen, Roemhildt, Frohnapfel

Absent: Bailer

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

a. State of Alaska DOT Public Notice

b. State of Alaska DOT Public Notice

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Guest Speakers

i. Kate Morse – Copper River Watershed Project

Morse said she has been trying to come the commission at least once a year to report. Largely, Eyak Lake, Odiak Pond, and Orca Inlet receive the stormwater runoff from the city. Stormwater carries non-point source pollution, which according to the EPA is the leading cause of degrading water quality. From the Exxon Valdez spill, they have learned that very small quantities of oil and contaminants can effect

salmon. In June the Watershed Project had a community celebration at the bioswale in Odiak Park. *Kristin Carpenter*, Executive Director, presented a snow storage project at Odiak Park. With two-year funding from the Exxon Valdez Trustee Council they were able to develop the project with the city, state DOT, and an engineering firm. *Morse* showed the commission the new channel created where there was an old railroad culvert near Odiak Pond. The Watershed Project partnered with Shoreside Petroleum to encourage people to replace old oil tanks. She encouraged them to go to the native plant garden by Odiak Pond.

b. Audience comments regarding agenda items

8. PLANNER'S REPORT

S. Greenwood said that the Cordova Center Grand Opening occurred last week. There is a City Council meeting on the 23rd in case anyone on the commission wanted to support the capital improvements list the commission passed. *S. Greenwood* said that the petition referring the ordinance disposing of the Breakwater Fill Lot had been turned in and that the City Clerk was verifying all of the names. *S. Greenwood* said that the staff was looking into the current nuisance code. *Baenen* said that he hasn't seen anything happening with the *Samuelson* building with the collapsed roof. He said that they had put a temporary roof last winter, but nothing has happened since then. *S. Greenwood* said that the LT2 project was underway and that things were picking up. The completion date is March 15.

9. NEW/MISCELLANEOUS BUSINESS

a. Discussion on Disposal of Library/Museum Land and Building

Pegau said that proposals will come before the Planning Commission. The commission never said what they would consider an acceptable proposal. The intent of the discussion is to look at it; for example, if someone wanted the middle lot and offered \$40,000, would that be acceptable? Should the city retain it to maintain parking? *Baenen* said he agreed that they need to try to decide what the commission's or community's idea was for the space. He wants to see those buildings go away and move forward with the property. He thinks that maybe the city should retain the land for a parking lot or future swimming pool. *Roemhildt* said he agreed and he thinks the city needs to retain the land and think long and hard about what to do with a vacant lot on Main Street. He also wanted to get rid of the buildings. *McGann* also sees the need for parking, but once the fire hall is gone, there won't be because there will be plenty down below. He does think they should retain a few of the lots for parking. He likes how the code is written for Central Business District. He thinks there are a lot of cool things that could go in there and he doesn't think they should restrict it to any one type of business. *Pegau* thinks it is important that they don't break all of the lots up into very small pieces as they are so narrow. *J. Greenwood* said the city parking lot between Seaman's and First National Bank is three lots wide. *Baenen* said his concern with the RFP being wide open is that everyone with a proposal is going to try to utilize the buildings. *Frohnapfel* said he thinks that is what council was trying to do. *McGann* said that the city has been accused of acting too hastily in disposing of property. He doesn't see any urgency if the building is shut down. It can sit there until somebody has a great idea. *Frohnapfel* said that what he hears from people is that the city promised to get out of those buildings whether or not they cost anything. He thinks it is worth it to request proposals as they don't have to accept any of them. *Pegau* said that residential uses are allowable in the Central Business District. *Baenen* said his reasoning for considering having a new pool at that location was its proximity to the school. He said for it to get funds, the swimming pool has to be within a certain distance according to people from the Parks and Recreation Department. *Pegau* said he still hears people say they would like the Fire/Police Station to be there. *Frohnapfel* said he doesn't think there is a better place for the station, but that it probably isn't feasible in the community. *J. Greenwood* said that at this stage the RFP is already out, they will have to see what proposals come in.

10. PENDING CALENDAR

J. Greenwood said there is a Work Session on the 12th in the Cordova Center Education Room. *S. Greenwood* said it is a time to review the project and get input from the commission and the public. *Stavig* said it was also a presentation of the plans by the engineer.

11. AUDIENCE PARTICIPATION

Randy Robertson thanked those who have served for their service.

12. COMMISSION COMMENTS

McGann said he is interested in the upcoming Work Session.

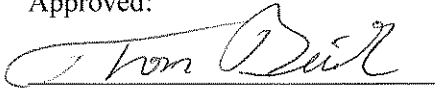
Baenen verified that it was *J. Greenwood's* last meeting and thanked him.

J. Greenwood said he had served two terms and had fun. He said he only had a few contentious meetings.

13. ADJOURNMENT

M/McGann S/Pegau to adjourn the Regular Meeting at 7:48 PM.
With no objection, the meeting was adjourned.

Approved:



Tom Bailer, Co-Chairman



Leif Stavig, Assistant Planner

