

**PLANNING COMMISSION REGULAR MEETING
DECEMBER 8, 2015 AT 6:45 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Co-Chairman *Tom Bailer* called the Planning Commission Regular Meeting to order at 6:45 PM on December 8, 2015 in Cordova Center Community Rooms A & B.

2. ROLL CALL

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

Also present was City Planner *Samantha Greenwood*.

3 people were in the audience.

3. APPROVAL OF AGENDA

M/Pegau S/McGann to approve the agenda.

Upon voice vote, motion passed 5-0.

Yea: *Bailer, McGann, Pegau, Frohnapfel, Kocan*

Absent: *Baenen, Roemhildt*

4. APPROVAL OF CONSENT CALENDAR

a. **Minutes of November 12, 2015 Work Session**

b. **Record excused absences for Tom Bailer from the November 10, 2015 Regular Meeting**

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

Upon voice vote, motion passed 5-0.

Yea: *Bailer, McGann, Pegau, Frohnapfel, Kocan*

Absent: *Baenen, Roemhildt*

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

a. **Forest Service Public Scoping Letter for Elodea Herbicide Treatment**

b. **Letter from Cordova Drug Co., Inc. re: Library/Museum Disposal**

Bailer said he did remember the conversation about setting aside one or two of those lots for parking.

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. **Audience comments regarding agenda items**

Dave O'Brien, co-owner of Cordova Drug, said his letter says everything he wants to comment on. He thinks the city would have gotten more resistance from the business owners in town had they known the parking taken up by the Cordova Center wasn't going to be replaced. He said that *Frohnapfel* told him that zoning doesn't require parking on Main Street. He likens it to putting a sports stadium in the middle of a business district with no regards for parking. During the Christmas Bazaar, the parking lot next to Seaman's was full

all night and he averaged four customers an hour. The first place people are going to park to go to the Cordova Center is Main Street. The parking lot below is going to be ignored.

McGann said that they did have discussion at the last meeting about the lots and parking was an issue. It is also important to note that the plan is to get rid of at least half of the old City Hall building which would drastically increase parking. Just because there is a request for proposals doesn't mean that they have to accept any of them. *O'Brien* said that he submitted a proposal to turn that into a parking lot. *Pegau* said that parking was on their radar and that the existing parking lot on Main Street is three lots. *O'Brien* said that he had verbal support from other business owners on Main Street.

8. PLANNER'S REPORT

Greenwood said the city put water meters in on four out of the six lines going into the harbor. In the past the harbor has paid \$9,600 a year for water. If they used the metered amount, they would have paid \$25,000. The Harbor Commission will be having a discussion about it.

Greenwood said that the city received a nuisance complaint and they are working on how to move forward with the nuisance process. The city sent a letter to a property owner. *McGann* said he would like to see odors addressed in the nuisance code.

9. NEW/MISCELLANEOUS BUSINESS

a. Site Plan Review – Ocean Beauty Seafoods, LLC

M/McGann S/Pegau to recommend to the City Council to approve the Site Plan Review requested by Ocean Beauty Seafoods, LLC to construct a facility to process fish waste on Lot 3A, Block 1, Cordova Industrial Park based on the findings and with the special conditions a contained in the staff report.

Pegau said that he was not finding the components necessary for the site plan. The plan drawing is at a scale that encompasses so much that you cannot find the parts that you need such as setbacks and edge of road. He can't find a building height elevation drawing. He is looking for what the building looks like and he sees a lot of parts. *McGann* said that it appears there is a loading door on the east end of the building and he doesn't think there can be parking in front of it. The notion of trucks being outside of the property line doesn't cut it for him. *McGann* also said that tying into sewer with a two inch line doesn't seem reasonable. *Greenwood* said that they have to wait until the Water Superintendent was back to town to go over the water and sewer connections. *Greenwood* said they could move the fire hydrant across Jim Poor Avenue so that parking along Breakwater Avenue would remain. *McGann* said that when the city sold the lot to Ocean Beauty it was going to be a tunnel freezer and they were going to increase capacity and modify the existing building to get the 53 footers off the right of way. *Jeff Backlund* from Ocean Beauty said that as far as trucks and parking their preference would be to go straight in and out of the loading area. They would like to move the hydrant and the light pole. *Bailer* verified that the snow was shedding towards the breakwater. *Greenwood* said that her list for what they need is: finished building appearance, roof elevations, building height, grading plan relative to the road, and water, sewer, and storm drainage plans. *Backlund* said that the loading door on the south side of the building was for getting equipment into the building during construction, but it wouldn't be used regularly.

M/McGann S/Frohnapfel to refer the site plan back to staff.

Upon voice vote, motion to refer passed 5-0.

Yea: *Bailer, McGann, Pegau, Frohnapfel, Kocan*

Absent: *Baenen, Roemhildt*

b. Final Plat Approval for Ladd SLUP Lot

M/Pegau S/McGann to approve the final plat request for Ladd SLUP Lot.

Upon voice vote, motion passed 5-0.

Yea: *Bailer, McGann, Pegau, Frohn Apfel, Kocan*

Absent: *Baenen, Roemhildt*

c. **Preliminary Plat Approval for 2015 Cabin Lake SLUP Lots Subdivision**

M/McGann S/Pegau to approve the Preliminary Plat request for 2015 Cabin Lake SLUP Lots Subdivision.

McGann verified with *Butler* that there were buildings already being built on the lots. *Pegau* suggested the lots be renamed differently from the previous subdivision.

Upon voice vote, motion passed 5-0.

Yea: *Bailer, McGann, Pegau, Frohn Apfel, Kocan*

Absent: *Baenen, Roemhildt*

10. PENDING CALENDAR

Greenwood said that they would be doing to Chair and Vice Chair elections at the next meeting. She said the meeting was full so she may put the Land Disposal Maps at a different commission meeting.

Greenwood said that the Great Land Trust is going to be at the February 3rd City Council meeting to discuss the land donation at Fleming Spit.

11. AUDIENCE PARTICIPATION

Bob Ladd thanked the commission for their approval.

12. COMMISSION COMMENTS

Kocan said he was happy to be there.

McGann said they are happy he is there.

Pegau welcomed *Kocan*.

Frohn Apfel thanked *Kocan* for stepping up.

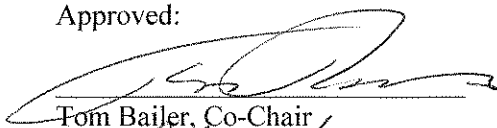
Bailer thanked the staff and said thanks for the Pete's Treats. He also thanked *Kocan*.

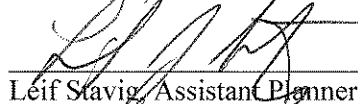
13. ADJOURNMENT

M/McGann S/Pegau to adjourn the Regular Meeting at 7:48 PM.

With no objection, the meeting was adjourned.

Approved:


Tom Bailer, Co-Chair


Leif Stavig, Assistant Planner

