

REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, September 11, 2018, in Council Chambers of City Hall, Wasilla, Alaska by Brian Mayer, Vice-Chair.

2. ROLL CALL

Commissioners present and establishing a quorum were:

Darrell Breese, Seat B
Jessica Dean, Seat C (via teleconference)
Simon Brown, Seat D
Brian Mayer, Seat E

Commissioner absent and unexcused are:

Eric Bushnell, Seat A

Staff in attendance were:

Lyn Carden, Deputy Administrator
Archie Giddings, Public Works Director
Tina Crawford, City Planner
Leslie Need, City Attorney (via teleconference)
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

Commissioner Breese led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

5. REPORTS

5.1. City Deputy Administrator

Ms. Carden reported that the City Council approved an ordinance working with the Mat-Su School District to provide School Resource officers for Colony and Middle High Schools and Houston Middle and High Schools. She also provided an update on business licenses and ribbon cuttings within the City limits along with a proposed statewide non-smoking bill (SB 63).

5.2. City Public Works Director

Mr. Giddings provided an update on the Veteran's wall and the status of the contracts for the new police station, a storage building at the Menard Sports Complex, and the demolition of the old fire station on Main Street.

5.3. City Attorney

Ms. Need stated there isn't any pending litigation concerning the Planning Commission and gave a brief report on political signage with the state rights-of-way.

5.4. City Planner

Ms. Crawford reported that the City Council approved the updated Hazard Mitigation Plan last night.

6. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)

No one stepped forward.

7. CONSENT AGENDA

Minutes of August 14, 2018, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

8. NEW BUSINESS (*five minutes per person*)

8.1 Public Hearing

1. Item: Design Exception #18-01 (Reso. #18-11 through #18-15)
Applicant: Anthony Dellapietro, Hempire LLC
Owner: Legacy Ventures, LLC
Request: Approval of five design exceptions to the Downtown Overlay District Design Standards regarding signage. **FIRST REQUEST:** Allow installation of two new wall signs on the north and south facing walls on the existing building instead of the permitted one wall sign (may not exceed five percent of the wall area) on the side of the building facing the street. The north facing wall sign will be 25.38 square feet of signage that is 7.02 percent of the total wall area (361.59 square feet) and the south facing wall will be 19.2 square feet of signage that 5.31 percent of the total wall area. Note: Signs on walls not facing the road are only allowed if there is not freestanding sign (if less than 5% of wall area). However, a freestanding sign is requested. **SECOND REQUEST:** Allow the wall sign on the north side of the building to have less than eight feet to the bottom of the sign, which is prohibited. **THIRD REQUEST:** Allow the wall signs to be "halo" lit signs, which is a prohibited lighting type. **FOURTH REQUEST:** Allow a freestanding sign that is 4.3 square feet in sign area hanging from a 6.17' high post, which is a prohibited sign type. **FIFTH REQUEST:** Allow window signs in the two windows facing Main Street that obstruct the entire window, which is a prohibited sign type.

Location: 322 N. Main Street
Lot 2A, Block 7, Wasilla Townsite RSB Subdivision
Zoning: Commercial

a. City Staff

Ms. Crawford provided her staff report addressing the requested signage design exceptions to the Downtown Overlay District Design Standards.

b. Applicant

Mr. Anthony Dellapietro, Hempire LLC provided information regarding the requests for design exceptions to the Downtown Overlay District Design Standards.

Mr. Kerby Coman, Hempire LLC provided information regarding the requests for design exceptions to the Downtown Overlay District Design Standards.

c. Private person supporting or opposing the proposal

Ms. Tara Sprague stated she is in favor of the window signs.

d. Applicant

Mr. Coman stated they read the code regarding the window signs and how they interpreted the code.

MOTION: Commissioner Breese moved to approve Resolution Serial No. 18-11, denying the design exception #1 to allow installation of two new wall signs on the north and south facing walls on the existing building instead of the permitted one wall sign (may not exceed five percent of the wall area) on the side of the building facing the street. The north facing wall sign will be 25.38 square feet of signage that is 7.02 percent of the total wall area (361.59 square feet) and the south facing wall will be 19.2 square feet of signage that 5.31 percent of the total wall area – both signs exceed the maximum of five percent of the wall area.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 18-11, passed unanimously.

MOTION: Commissioner Brown moved to approve Resolution Serial No. 18-12, denying design exception #2 to allow the wall sign on the north side of the building to have less than minimum required eight feet to the bottom of the sign.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 18-11, passed unanimously.

MOTION: Commissioner Brown moved to approve Resolution Serial No. 18-13, approving design exception #3 to allow the wall signs to be “halo” lit signs.

VOTE: The motion to approve Resolution Serial No. 18-13, passed unanimously.

MOTION: Commissioner Brown moved to approve Resolution Serial No. 18-14, denying design exception #4 to allow a freestanding sign that is 4.3 square feet in sign area hanging from a 6.17' high post.

Discussion moved to the Commission.

MOTION: Commissioner Breese moved to amend the main motion to add one additional "Whereas" to read as follows:

"WHEREAS, the current freestanding sign may remain in place until new wall signs are installed on the property or until December 31, 2018, whichever comes first; and"

VOTE: The motion to approve the amendment to the main motion passed unanimously.

VOTE: The motion to approve Resolution Serial No. 18-14 as amended, passed unanimously.

MOTION: Commissioner Breese moved to approve Resolution Serial No. 18-15, denying design exception #5 to allow window signs in the two windows facing main street that obstruct the entire window.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 18-15, passed unanimously.

8.2 Committee of the Whole

1. Discussion regarding revisions to the farm animal regulations in WMC Title 16.
2. Discussion regarding short term vacation rentals within City Limits.

MOTION: Commissioner Breese moved to enter the Committee of the Whole at 7:17 PM.

MOTION: Commissioner Breese moved to exit the Committee of the Whole at 7:40 PM.

9. UNFINISHED BUSINESS

No unfinished business.

10. COMMUNICATIONS

No statements made regarding the following items.

- 10.1. Permit Information
- 10.2. Enforcement Log
- 10.3. Matanuska-Susitna Borough Planning Commission agenda

11. AUDIENCE COMMENTS (*three minutes per person*)

Mr. Coman thanked that Commission for their time.

12. STAFF COMMENTS

No Comments

13. COMMISSION COMMENTS

Commissioner Dean stated that the decisions made by the Commission are based on the city code requirements and that they must follow them and not base their decisions solely on how something looks.

Commissioner Brown stated he agreed with Commissioner Dean's comments.

Commissioner Mayer stated that he agreed with Commissioner Dean's comments.

14. ADJOURNMENT

The regular meeting adjourned at 7:48 PM.


BRIAN MAYER, Vice-Chair 11/5/18
Date

ATTEST:


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission October 30, 2018.