

SPECIAL MEETING

1. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, April 27, 2021, in Council Chambers of City Hall, Wasilla, Alaska by Eric Bushnell, Chair.

2. ROLL CALL

Commissioners present and establishing a quorum were:

Eric Bushnell, Seat A
David Seals, Seat B
Melvin Sage-EL, Seat C
Vacant, Seat D
Alina Rubeo, Seat E (via teleconference)

Staff in attendance were:

Crystal Nygard, Deputy Administrator
Archie Giddings, Public Work Director
Tina Crawford, City Planner
Mike Schwarz, City Attorney (via teleconference)
Joan Klapperich, Recreational Services Director
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

Commissioner Sage-EL led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved, as presented.

5. REPORTS

5.1 City Deputy Administrator
No report given.

5.2 City Public Works Director
No report given.

5.3 City Attorney
No report given.

5.4 City Planner

Ms. Crawford stated that the May 11, 2021 regular Planning Commission meeting has been rescheduled to May 25, 2021.

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

No one stepped up.

7. CONSENT AGENDA

7.1 Minutes of March 9, 2020, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Conditional Use #21-02 (Reso. #21-03)
Applicant: Vincent English, Coho Contractors, LLC
Owner: Tony Stanley (Stanley & Sons, LLC)
Request: Approval to build an 18,189 sq. ft. auto repair facility.
Location: 2861 E. Sun Mountain Avenue, Lot 10A, Block 2, Mountain Village Plaza RSB B2, L1-6
2860 E. Mountain Village Circle, Lot 5A, Block 2, Mountain Village Plaza RSB B2, L 1-6
Zoning: Commercial
 - a. City Staff

Ms. Crawford provided her staff report and a summary of the conditional use request.

b. Applicant

Mr. Vincent English, Coho Contractors, LLC, provided a summary of the request for Conditional Use #21-02, and stated they have no objection to the conditions of approval.

c. Private person supporting or opposing the proposal

Chair Bushnell opened the public comment portion of the public hearing.

Mr. Dan Kennedy, not a city resident, spoke in favor of the project but asked the Commission to defer the project to the next meeting to allow time for him to contact the property owner about the project and the possible purchase of additional land.

Chair Bushnell closed the public comment portion of the public hearing as no one stepped forward.

d. Applicant

Mr. English requested that the Planning Commission move forward with the public hearing.

MOTION: Commissioner Sage-EL moved to approve Conditional Use #21-02 (Reso. #21-03), as presented.

MOTION: Chair Bushnell moved to amend the main motion as amended, to add condition #10 to read as follows:

10. The property owner must combine two lots into one lot prior to commencement of use.

VOTE: The motion to amend the main motion, passed unanimously

MOTION: Chair Bushnell moved to amend the main motion as amended, to add condition #11 to read as follows:

11. Require fencing as presented in the site plan to a maximum of eight feet and a minimum of 6 ft with privacy screening.

VOTE: The motion to amend the main motion, passed unanimously.

VOTE: The main motion to approve Conditional Use #21-02 (Reso. #21-03) as amended, passed unanimously.

2. **Resolution Serial No. 21-04:** A Resolution of the Wasilla Planning Commission supporting a recommendation by the Wasilla Parks and Recreation Commission (Reso. #21-01) to the Wasilla City Council regarding development of additional soccer fields by the Wasilla Youth Soccer Association at the Bumpus Recreational Area.

Location: South side of Mystery Avenue, Tax Parcel D4, Section 5,
Township 17 North, Range 1 West, Seward Meridian.

a. City Staff

Ms. Crawford introduced the item and turned the presentation over to Ms. Joan Klapperich, Recreational Services Director.

b. Applicant

Ms. Klapperich introduced the Resolution and provided a brief overview of the proposal. Ms. Kim Carr provided information regarding the proposed additional soccer fields.

c. Private person supporting or opposing the proposal

Chair Bushnell opened the public comment portion of the public hearing.

Chair Bushnell closed the public comment portion of the public hearing as no one stepped forward.

d. Applicant

MOTION: Commissioner Seals moved to approve Resolution Serial No. #21-04, as presented.

VOTE: The motion to approve Resolution Serial No. #21-04, as presented, passed unanimously.

8.2 Committee of the Whole

1. Continued discussion regarding revision to landscape regulations for industrially zoned lots and other minor amendments.

MOTION: Commissioner Seals moved to enter into the Committee of the Whole to discuss Title 16 revisions regarding food trucks at 6:53 PM.

MOTION: Commissioner Seals moved to exit the Committee of the Whole at 7:36 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*)

No comments.

12. STAFF COMMENTS

Ms. Crawford reported that the new Code Compliance Officer, Charlie Seidl, will begin work on May 3, 2021.

13. COMMISSION COMMENTS

Commissioner Sage-EL asked if it was okay to drive around and observe landscaping in the City as part of their Committee of the Whole discussion.

Chair Bushnell suggested that the Planning revisit the idea to amend Title 16 to require an as-built survey be required after the foundation is installed to identify setback issues before commencement of vertical construction. He also raised a drainage issue from snow plowing on Railroad Avenue.

14. ADJOURNMENT

The regular meeting adjourned at 7:48 PM.

ATTEST:


ERIC BUSHNELL, Chair Date


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission May 25, 2021.