



MAYOR **CITY PLANNER**
Verne E. Rupright

WASILLA PLANNING COMMISSION
Vacant, Seat A
Daniel Kelly Jr., Seat B
Brandon Wall, Seat C
Doug Miller, Seat D
Glenda Ledford, Seat E
Clark Buswell, Seat F
Robert Webb, Seat G

CITY OF WASILLA
PLANNING COMMISSION MEETING AGENDA
WASILLA CITY COUNCIL CHAMBERS

Wasilla City Hall, 290 E. Herning Avenue, Wasilla, AK 99654 / 907-373-9020 phone

REGULAR MEETING **7 P.M.** **AUGUST 10, 2010**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Attorney
 - B. City Council
 - C. City Planner
 - D. City Public Works Director
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Regular Meeting Minutes: July 27, 2010
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. **AM No. 10-11:** Request to change the use of a commercial building located in the Rural Residential Zone; Lot 3, Short Acres #2 Subdivision, generally located north of Lake Lucile on West Selina Lane.
 - a. City Staff

- b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
2. **Resolution Serial No. 10-14:** Approving a conditional use permit submitted by Darren Keller for The Pedersen Family Limited Partnership, to expand JoAnn Fabrics by 11,699 square feet; Block 3, Lot 18, Overlook Business Park; and construct a new 2,500 square foot commercial building for a tourism related business; Lot 4, Creekside Plaza, in the Commercial (C) Zoning District; generally located off the Parks Highway in the Creekside Plaza.
- a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

B. Legislative Recommendations

- 1. **Resolution Serial No. 10-15:** Updating the 2004 Wasilla Hazard Mitigation Plan phase one as part of the five year hazard mitigation plan update required by the state office of homeland security hazard mitigation section.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Calendar Review November 2010
- B. Permit Information
- C. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7 PM on Tuesday, August 10, 2010, in the Council Chambers of City Hall, Wasilla, Alaska, by A.C. Buswell, III, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Mr. J. Dan King, Seat A
Mr. Daniel Kelly, Jr., Seat B
Mr. Doug Miller, Seat D
Mr. Clark Buswell, Seat F
Mr. Robert Webb, Seat G

Commissioners absent and excused:

Ms. Glenda Ledford, Seat E

Commissioners absent and unexcused:

Mr. Brandon Wall, Seat C

Staff in attendance were:

Mr. Marvin Yoder, Deputy Administrator
Ms. Sandi Connolly, Public Works Clerk
Mr. Richard Payne, City Attorney

III. PLEDGE OF ALLEGIANCE

A. Commissioner King led the pledge of allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Attorney

Mr. Payne stated that a graffiti ordinance will be coming before the City Council.

B. City Council

Mr. Yoder provided a brief summary of the City Council meeting.

C. City Planner

Mr. Yoder provided a brief summary of the Planning Department's activities.

D. City Public Works Director

No report given.

VI. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)

There were no public comments.

VII. CONSENT AGENDA

A. Regular Meeting Minutes: July 27, 2010

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **AM No. 10-11:** Request to change the use of a commercial building located in the Rural Residential Zone; Lot 3, Short Acres #2 Subdivision, generally located north of Lake Lucile on West Selina Lane.

a. City Staff

Mr. Yoder provided a brief summary of the plan and the change of use.

b. Applicant

Not in attendance.

Discussion moved to the Commission.

[CLERK's NOTE: It was noticed by Chair the microphones were not on, at 7:30:00 they were turned on and the recording of the meeting started.]

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 10-11.

Mr. Bob Fassino stated his concerns regarding the proposed day care.

Mr. Bill Fletcher:

- stated he is a co-owner of the property; and
- provided his support of the proposed day care.

Ms. Barbara Fletcher:

- stated she is a co-owner of the property; and
- provided her support of the proposed day care; and
- stated they have complied with the City's conditions when a change of use has occurred on a proposed property.

There being no others present who wished to speak, Chair Buswell closed the public hearing on Resolution Serial No. 10-11.

d. Applicant
Not in attendance.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 10-11 as presented.

Discussion moved to the Commission.

Commissioner King called for the question (to stop debate).

VOTE: The motion to adopt Resolution Serial No. 10-11 as presented passed unanimously.

2. **Resolution Serial No. 10-14:** Approving a conditional use permit submitted by Darren Keller for The Pedersen Family Limited Partnership, to expand JoAnn Fabrics by 11,699 square feet; Block 3, Lot 18, Overlook Business Park; and construct a new 2,500 square foot commercial building a tourism related business; Lot 4, Creekside Plaza, in the Commercial (C) Zoning District; generally located off the Parks Highway in the Creekside Plaza.

Chair Buswell requested to be recused from this issue, and therefore, passed the duties of the Chair to Vice-Chair Kelly at 7:37 PM Vice-Chair Kelly assumed the duties of the chair and the meeting proceeded.

Commissioner King stated he lived within 1,200 feet of proposed expansion but did not have a conflict.

a. City Staff

Mr. Yoder:

- Stated the conditions of approval; and
- Provided a brief summary on the projects.

b. Applicant

Mr. Darren Keller, Manager of Creekside Plaza, provided information on the projects.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Vice-Chair Kelly opened the public hearing on Resolution Serial No. 10-14.

There being no one present who wished to testify Vice-Chair Kelly closed the public hearing on Resolution Serial No. 10-14.

d. Applicant

No comments made by applicant.

MOTION: Commissioner King moved to adopt Resolution Serial No. 10-14 as presented.

VOTE: The motion to adopt Resolution Serial No. 10-14 as presented passed unanimously.

Chair Buswell resumed the duties of the Chair at 7:57 PM and the meeting proceeded.

B. Legislative Recommendations

1. **Resolution Serial No. 10-15:** Updating the 2004 Wasilla Hazard Mitigation Plan phase one as part of the five year hazard mitigation plan update required by the state office of homeland security hazard mitigation section.

Mr. Yoder provided a brief history on the update of the Wasilla Hazard Mitigation Plan updates.

MOTION: Commissioner Miller moved to adopt Resolution Serial No. 10-15 as presented.

Discussion moved to the Commission.

MOTION: Commissioner Miller moved a primary amendment to Resolution Serial No. 10-15, in the NOW, THEREFORE, BE IT RESOLVED, clause to add ", subject to review by the United States Environmental Protection Agency," after "Wasilla City Council" to read as follows:

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission hereby forwards their recommendation for adoption to the Wasilla City Council, subject to review by the United States Environmental Protection Agency, as stated in Planning Commission Resolution Serial No. 10-15.

VOTE: The primary amendment passed unanimously.

Discussion ensued.

VOTE: The motion to adopt Resolution Serial No. 10-15 as amended passed unanimously.

IX. UNFINISHED BUSINESS

There was no unfinished business.

X. COMMUNICATIONS

A. Calendar Review November 2010

Commissioner Kelly stated he will finish up this month and volunteered for November.

No comments were made on the following items.

- B. Permit Information
- C. Enforcement Log

XI. AUDIENCE COMMENTS

Mr. Fassino restated his concerns regarding the change in use of a commercial building.

XII. STAFF COMMENTS

A. Staff Comments

Mr. Yoder stated he appreciated the comments made tonight.

XIII. COMMISSION COMMENTS

A. Commissioner Comments

Commissioner Kelly:

- stated his best interest is for the people who live in this community;
- recommended the Planning Commission attend a meeting with the Alaska Department of Transportation regarding transportation;
- provided a summary of the City Council meeting; and
- welcomed Commissioner King

Commissioner Webb welcomed Commissioner King.

Commissioner Miller:

- stated that issues with permitted uses within the City will be addressed within the update to the Comprehensive Plan;
- asked about a date on a notice for a Conditional Use Permit regarding the expansion of JoAnn Fabrics and Tourist shop; and

- asked about an update on the Comprehensive plan.

Mr. Yoder provided a brief summary on the Comprehensive Plan Update.

Commissioner King:

- stated he appreciates being here;
- stated he is looking forward to getting the Comprehensive Plan updated; and
- asked about updates to the sign code.

Mr. Yoder reiterated changes to the Comprehensive Plan will address the sign code updates.

Chair Buswell:

- welcomed Commissioner King to the Planning Commission;
- asked the Commissioners to wait until the public has finished with their comments then can ask questions; and
- stated it was a good meeting.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:45 PM.

ATTEST:



TAHIRIH KLEIN, Planning Clerk


A.C. BUSWELL, III, Chairman

Adopted by the Wasilla Planning Commission August 24, 2010.