



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Patrick Brown, Seat A
Daniel Kelly Jr., Seat B
Steven DeHart, 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.

MAY 22, 2012

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Deputy Administrator
 - B. City Public Works Director
 - C. City Attorney
 - D. City Planner
- VI. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
 - A. Minutes of May 8, 2012, regular meeting.
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **Resolution Serial No. 12-09:** Supporting the creation of a community garden and the associated task force.

2. **Resolution Serial No. 12-10:** Approving a variance to the maximum six feet sign height to allow a 16 feet sign height; and approving a variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for a non-residential freestanding sign in the Rural Residential Zoning District (Variance No. V12-02). The property is located on Lot 2, Block 1, Kohring Subdivision generally located on the northeast corner of Lucille Street and Flag Circle.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS (*five minutes per person*)

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 7:00 PM on Tuesday, May 22, 2012, in Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Mr. Patrick Brown, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Mr. Steven DeHart, Seat C
- Mr. Doug Miller, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Commissioners excused and absent were:

Staff in attendance were:

- Mr. Richard Payne, City Attorney
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

- A. Commissioner Ledford led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

- A. City Deputy Administrator
No report given.
- B. City Public Works Director
No report given.

C. City Attorney

Mr. Payne stated that:

- the City is in a lawsuit over the lack of a construction of a road near property owned by the Laybourn family. They have stated that the City made an agreement in 2003 but has not constructed the road. He then provided a brief summary of the lawsuit; and
- he is friends with Mr. Mertin, the applicant for the sign variance. He also stated the Mr. Mertin contacted him for advice on how to proceed with the variance but told him that he was the City Attorney and was not able to provide any advice.

D. City Planner

No report given.

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

Ms. Taffina Katkus stated that:

- she is speaking as an citizen;
- thanked the Commissioners for serving the community;
- first impressions of a City are very important and in five years the City will be celebrating their 100 year anniversary; and
- she would like to see annual events held in the City to attract individuals to the City; and
- the Planning Department is very important in looking to the future of the City and then provided some ideas for the annual events.

VII. CONSENT AGENDA

A. Minutes of May 8, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 12-09:** Supporting the creation of a community garden and the associated task force.

Ms. Katkus stated she wanted to make sure that all the different commissions viewed the proposal for the community garden and have as much public participation as possible.

Mr. Craig Smith, Natural Resources Conservation Service, provided a presentation on community gardens and why they are so important to communities.

Chair Buswell opened the public hearing on Resolution Serial No. 12-09.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-09.

MOTION: Commissioner DeHart moved to approved Resolution Serial No. 12-09 as presented.

VOTE: The motion moved to adopt Resolution Serial No. 12-09 as presented, passed unanimously.

2. **Resolution Serial No. 12-10:** Approving a variance to the maximum six feet sign height to allow a 16 feet sign height; and approving a variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for a non-residential freestanding sign in the Rural Residential Zoning District (Variance No. V12-02). The property is located on Lot 2, Block 1, Kohring Subdivision generally located on the northeast corner of Lucille Street and Flag Circle.

a. City Staff

Ms. Crawford provided a summary of the variance request to the sign height and sign area of the property located at Kohring Subdivision.

Commissioner Kelly asked if the grade and height of the sign was necessary and wondered if a wall sign would suit the applicants' needs.

Ms. Crawford stated that the applicant is better suited to answer about the grade and height of the sign. She also stated that Lucille Street is a well-traveled road and that the sign code only allows a six square feet sign in the rural residential zoning district.

Commissioner Miller asked about the findings in the staff report and asked Ms. Crawford to explain the reasoning for the findings.

Ms. Crawford provided an explanation and answered Commissioner Miller's question.

Chair Buswell asked Mr. Payne if the Commission would be amiss in approving this variance request.

Mr. Payne stated the code does not address the variance requirements for signs very well and doesn't believe it's an issue.

b. Applicant

Mr. Shawn Mertin stated that:

- he is the owner of Valley Satellite;
- he purchased the lot last summer and added onto the warehouse to store his inventory; and
- he would of liked to rezone the property but does not have the minimum two acres required to request a rezone.

Commissioner Brown asked if this will be the only time Mr. Mertin constructs a sign, if the sign was lighted, if there was a high demand in requests for satellite tv, and if they look to purchase a larger lot in the future for future growth.

Mr. Mertin stated that this is a one-time purchase of a sign and that the sign is lighted inside. He also believes that the requests for satellite tv has increased and their plan is to purchase a larger lot as they grow.

Commissioner Miller asked how far the sign was set back from the road and how far away from the building is the sign, and then asked why he is requesting such a large sign.

Mr. Mertin stated the sign is 40 feet from the road and almost right against the building. He also stated that his previous location had the same size sign and believes this is the right size for the building.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-10.

Ms. Katkus stated as a sign shop owner she is in favor of the request.

With no one else present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-10.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to approved Resolution Serial No. 12-10 as presented.

Discussion moved to the Commission.

VOTE: The motion moved to adopt Resolution Serial No. 12-10 as presented, passed unanimously.

IX. UNFINISHED BUSINESS

None.

XI. COMMUNICATIONS

No statements made regarding the following items.

A. Permit Information

B. Enforcement Log

XII. AUDIENCE COMMENTS

No audience comments.

XIII. STAFF COMMENTS

Ms. Crawford asked the Commission what time they would like to have the parliamentary training and everyone agreed to 6:00 p.m.

XIV. COMMISSION COMMENTS:

Chair Buswell stated that Commissioner comments should be kept to five minutes and that this part of the meeting is not for discussions or for questions and answers.

Commissioner Brown stated that he appreciated the requests for the Community Garden and the variance request.

Commissioner Kelly stated that he doesn't agree with Chair Buswell's comment and would like to see it continue the way it is. Also, he agrees with the decisions made tonight regarding the Community Garden and variance request.

Commissioner Miller asked about the downtown development plan and would like to see it on an upcoming meeting so a discussion could occur to determine what to do the next 6-12 months.

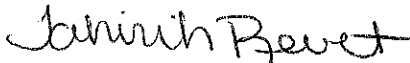
Commissioner DeHart believes the Community Garden is a good idea.

Chair Buswell thanked everyone for being at tonight's meeting.

XV. ADJOURNMENT

The regular meeting adjourned at 8:03 PM.

ATTEST:



TAHIRIH REVET, Planning Clerk



A.C. BUSWELL, III, Chairman

Adopted by the Wasilla Planning Commission June 12, 2012.