



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Patrick Brown, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Vacant, Seat D
Glenda Ledford, Seat E
William Green, Seat F
Jesse Sumner, 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.

JUNE 11, 2013

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. Brad Swartz, MSB – Update on MSB road projects
 - B. City Deputy Administrator
 - C. City Public Works Director
 - D. City Attorney
 - E. City Planner
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of May 14, 2013, regular meeting
 - B. Minutes of May 21, 2013, special meeting

VIII. NEW BUSINESS (five minutes per person)

A. PUBLIC HEARINGS

1. Item: Landscape Waiver (Reso. #13-09)
Petitioner: Christina Sena, owner of The Perfect Start, LLC
Request: Approval to allow 82% of the lot to remain cleared of vegetation, which is 12% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a new drive-through coffee stand. Note: Prior to the applicant leasing the lot, 100% of the lot had been totally cleared of vegetation. The Applicant is proposing to add 18% of vegetation to the lot.

Total Area: 1.13 acres±
Site Address: 1501 W. Parks Highway
Lot 15, Block 3, Wasilla Heights Subdivision

Zoning: Commercial
Future Land Use: Generally Commercial/Business

2. Item: Landscape Waiver (Reso. #13-10)
Petitioner: Tom Adams, Lounsbury & Associates, Agent for Kendall Ford of Wasilla

Owner: Corporate Way Properties
Request: Approval to allow 77% of the lot to remain cleared of vegetation, which is 7% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to build an addition to the existing sales building. Note: Kendall Ford was developed prior to the adoption of the current landscape regulations. However, the expansion requires them to come into compliance with the regulations or request a waiver.

Total Area: 12.07 acres±
Site Address: 2701 E. Sun Mountain Avenue
Lot 2, Sun Plaza Subdivision

Zoning: Commercial
Future Land Use: Generally Commercial/Business

B. COMMITTEE OF THE WHOLE

1. Discussion to identify revisions to draft Downtown Area Plan
2. Discussion of Planning Commission responsibilities and drafting of work plan for remainder of 2013

IX. UNFINISHED BUSINESS

- X. COMMUNICATIONS
 - A. Permit Information
 - B. Enforcement Log
- XI. AUDIENCE COMMENTS
- XII. STAFF COMMENTS
- XIII. COMMISSION COMMENTS
- XIV. ADJOURNMENT