



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Claudia Pinard, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Loren Means III, Seat D
Glenda Ledford, Seat E

**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

6 P.M.

June 10, 2014

- 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 (*three minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
 - A. Minutes of May 13, 2014 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. PUBLIC HEARINGS

1. Item: **Conditional Use Permit #14-05** (Reso. #14-14)
Request: Approval to build an 11,940 square foot office/warehouse building.
Applicant: Troy Davis Homes
Owner: Kurt & Jeannette Newcomb
Total Area: 0.92 acres±
Location: 1171 S. Knik-Goose Bay Road
 Lot 2, Fern Plaza Subdivision
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: **Conditional Use Permit #14-06** (Reso. #14-15)
Request: Approval to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities.
Applicant: LaQuita Chmielowski, Enterprise Engineering, Inc.
Owner: John Schweiger
Total Area: 5.15 acres±
Location: 1450 S. Seward Meridian Parkway
 Lot A8, Township 17N, Range 1W, Section 13
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

3. Item: **Variance #14-04** (Reso. #14-16)
Request: Approval of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway.
Applicant: LaQuita Chmielowski, Enterprise Engineering, Inc.
Owner: John Schweiger
Total Area: 5.15 acres±
Location: 1450 S. Seward Meridian Parkway
 Lot A8, Township 17N, Range 1W, Section 13
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

4. Item: **Conditional Use Permit #14-07 (Reso. #14-17)**
Request: Approval to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.)
Applicant: LaQuita Chmielowski, Enterprise Engineering, Inc.
Owner: John Schweiger
Total Area: 7.67 acres±
Location: 3331 E. Old Matanuska Road
Lot A9, Township 17N, Range 1W, Section 13
Zoning: Commercial
- a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
- B. Committee of the Whole
1. Review of Comprehensive Plan Chapter 7, Economic Vitality.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS (*three 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 6:00 PM on Tuesday, June 10, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Loren Means, Seat D (via teleconference)
Glenda Ledford, Seat E

Commissioners absent and excused are:

Claudia Pinard, Seat A

Staff in attendance were:

Mr. Archie Giddings, Public Works Director
Mr. Richard Payne, City Attorney
Ms. Tina Crawford, City Planner
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Kelly led the Pledge of Allegiance.

A moment of silence was observed in memory of previous Planning Commissioner Steven DeHart.

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
Mr. Giddings stated that the Parks and Recreation Commission will be discussing the use of ATVs in the City and then it will be brought to the Planning Commission for input.

C. City Attorney
No report given.

D. City Planner
No report given.

VI. PUBLIC PARTICIPATION (*three minutes per person for items not on agenda*)
No one stepped forward to make a comment.

VII. CONSENT AGENDA

A. Minutes of May 13, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. PUBLIC HEARINGS

1. Item: **Conditional Use Permit #14-05** (Reso. #14-14)
Request: Approval to build an 11,940 square foot office/warehouse building.
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Owner: Kurt & Jeannette Newcomb
Total Area: 0.92 acres±
Location: 1171 S. Knik-Goose Bay Road
Lot 2, Fern Plaza Subdivision
Zoning: Commercial

a. City Staff

Ms. Crawford provided a brief summary of the applicant's request and the staff report and findings. She requested that the Planning Commission add one additional condition regarding a revised landscape plan and stated that a draft motion had been provided to them.

b. Applicant

Mr. Kourosh Partow, representative from Troy Davis Homes, provided a statement on the request to construct a new office/warehouse building.

c. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing for Item 1.

With no comments, Chair Ledford closed the public hearing.

d. Applicant

No additional comments.

MOTION: Commissioner Kelly moved to approve Conditional Use Permit #14-05 with the findings of facts and conditions of approval contained in Resolution Serial No. 14-14 with one additional condition that requires that a revised landscape plan must be submitted to the City Planner prior to construction that contains the required landscape elements (e.g. shrubs, flowers, mulch, boulders, and fences) as required in WMC 14.24.0404(D)(4)(b).

Discussion moved to the Commission.

VOTE: The motion to approve Conditional Use Permit #14-05 with the findings of facts and conditions of approval contained in Resolution Serial No. 14-14 with one additional condition, passed unanimously.

2. Item: **Conditional Use Permit #14-06** (Reso. #14-15)
Request: Approval to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities.
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Lot A9, Township 17N, Range 1W, Section 13
Zoning: Commercial

a. City Staff

Ms. Crawford provided a brief summary of the applicant's request and the staff report and findings for Agenda Items 2, 3 and 4. She requested that the Planning Commission add one additional condition to Conditional Use Permit #14-06 regarding the trees along the northern side of the building and she stated that a draft motion had been provided to them.

Discussion moved to the Commission.

b. Applicant

Mr. John Schweiger provided an overview of the proposed construction of the new fun center and movie theater addition.

Mr. Patrick Tiland, architect for John Schweiger, provided information about the proposed development.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing for all three agenda items.

Mr. Robert Patraw, a nearby property owner, stated his opposition to the development of the fun center due to noise concerns.

Mr. Clark Buswell stated that he is on the City Council but is only speaking as a private citizen, and is in favor of the development.

Ms. Cheryl Metiva stated she believes the type of building construction will contain the noises within the fun center and is in favor of the development.

Ms. Sheri Patraw expressed concerns about land clearing and outdoor activities and is not in favor of the development of the fun center.

Mr. David Wilson stated his concerns about traffic, garbage, and criminal activity.

Mr. Marty Metiva stated that he is in favor of the development.

Mr. Eric Moore, Valley Cinemas General Manager, stated that they work with the customers and police regarding vehicle break-ins and disturbances.

Ms. Lyn Carden, CEO of Wasilla Chamber of Commerce, stated that she is in favor of the development.

Mr. Patraw stated his concerns about the distance between his home and the proposed fun center.

(The regular meeting recessed at 7:19 PM to allow the clerk to reconnect with Commissioner Means via teleconference. The meeting reconvened at 7:24 PM)

Mr. Wilson reiterated that the trash concern was during the development of the movie theater and that he is in favor of the proposal as long as the issues would be addressed.

With no other comments, Chair Ledford closed the public hearing.

d. Applicant

Mr. Schweiger addressed the concerns regarding the noise issues and trash during the development of the movie theater.

Discussion moved to the Commission.

Mr. Tyland stated that he believes the addition to the movie theater will be a benefit to everyone and the entry of the fun center will face the movie theater. He believes that they have done everything they can to address the acoustics concerns.

MOTION: Commissioner Dean moved to approve Variance #14-04 (Resolution Serial No. 14-16), as presented.

VOTE: The motion to approve Variance #14-04 (Resolution Serial No. 14-16) as presented, passed unanimously.

MOTION: Commissioner Dean moved to approve Conditional Use Permit #14-06 with the findings of facts and conditions of approval contained in Resolution Serial No. 14-15 with one additional condition that requires that a revised landscape plan must be submitted to the City Planner prior to construction that shows clustering of the trees proposed along the north side of the fun center. These clustered trees must contain evergreen trees and must be located in an area that visually breaks up the northern elevation of the building that does not contain signage, windows, or the decorative starburst.

VOTE: The motion to approve Conditional Use Permit #14-06 with the findings of facts and conditions of approval contained in Resolution Serial No. 14-15 with one additional condition, passed unanimously.

MOTION: Commissioner Dean moved to approve Conditional Use Permit #14-07 with the findings of facts and conditions of approval contained in Resolution Serial No. 14-17, as presented.

VOTE: The motion to approve Conditional Use Permit #14-07 with the findings of facts and conditions of approval contained in Resolution Serial No. 14-17, as presented, passed unanimously.

B. Committee of the Whole

MOTION: Commissioner Kelly moved to enter into the Committee of Whole at 7:38 PM, to discuss the following item:

1. Review of Comprehensive Plan Chapter 7, Economic Vitality.

MOTION: Commissioner Dean moved to exit the Committee of the Whole at 7:47PM.

IX. UNFINISHED BUSINESS

No unfinished business.

X. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

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

Mr. Schweiger thanked the Commission for their time and effort.

XII. STAFF COMMENTS

No comments.

XIII. COMMISSION COMMENTS

Commissioner Kelly stated he appreciated how the meeting was run tonight and asked if Mr. Schweiger would show more family oriented movies.


Commissioner Means stated that he appreciates Mr. Schweiger looking at developing in the City and how he plans to develop the fun center.

Commissioner Dean stated she is in support of the development of the fun center and how the Commission is required to take into consideration of the WMC and Comprehensive Plan when making decisions on commercial development.

Chair Ledford stated that she is looking forward to the development of the fun center.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:02 PM.

 7/15/14

GLENDA LEDFORD, Chairman Date

ATTEST:



TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission July 8, 2014.