

City of Bethel, Alaska

Planning Commission

September 12, 2013

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:30 pm.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Bubba Palacios, Rick Robb, and Cliff Linderoth. Ex -Officio members present were the following: Rachael Pitts, Planning Director and Betsy Jumper, Recorder.

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE SEPTEMBER 12, 2013 MEETING

MOVED:	Abe Palacios	To approve the agenda for the Sept. 12, 2013 meeting.
SECONDED:	Joy Shantz	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM THE AUGUST 8, 2013 Meeting

MOVED:	Joy Shantz	To approve the minutes of the Aug. 8, 2013 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

VI. COMMUNICATIONS: Rachael explained a lot-line-adjustment request by the State for the juvenile detention center; they've taken out the lot line—they took away the Receiving Home to a different location and they're taking away the lot line that divided the two properties. The hospital has quit claimed that corner to the State. So all's they want to do on this plat is show that the line went away. The Planning Commission agreed that the City Planner had the authority to grant this lot-line-adjustment.

VII. PLANNER'S REPORT: The Planning Director presented the monthly planner's report. Cliff inquired if there was more site plan permits issued this year than last year. Rick wanted to

know if PATC had submitted a site plan permit for the new building to be built behind the post office.

VIII. COMMISSIONER'S COMMENTS: Cliff, John, and Bubba, no comments; Rick briefed the group on Council's actions in regards to the nuisance ordinance—it was defeated, the Council didn't like it—sent back for more work; Joy expressed concerns about all the appliances that are located across from the BNC office complex, specifically that kids could play in there and suffocate. Also, the Kipusvik (new Swanson's Store) area—"there was an accident yesterday, is anything being done to address the traffic in that area?"

IX. UNFINISHED BUSINESS: None.

X. NEW BUSINESS: A. Conditional Use Permit Application from GCI for a Telecommunications Tower and Utility Structure to be located at 124 Gunderson Court, Bethel, Alaska, 99559. Legal Description: Plat 81-13, Block 13, Lot 2.

John Guinn opened the public hearing.

MOTION TO APPROVE THE CONDITIONAL USE PERMIT FROM GCI

MOVED:	Joy Shantz	To approve the conditional use permit from GCI.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed; Guinn aye; Shantz aye; Palacios aye; Robb aye; Linderoth aye	

John Guinn closed the public hearing.

B. Initiation of Residential Planned Unit Development for the Kasayuli and Larson Subdivisions.

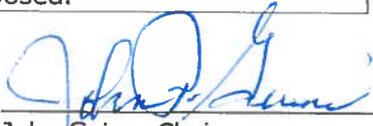
Rachael inquired if the Planning Commission would want to sponsor this. Zoning overlays that are compatible with the covenants would assist the Planning Director in issuing Site Plan permits in these two subdivisions. After a discussion, it was decided that this is something the Planning Commission would like to pursue and will be put on the next Planning Commission agenda.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Joy Shantz	To adjourn the meeting at 7:45.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor Motion passes; 5 yes and 0 opposed.	

Next meeting will be on October 10, 2013.


Betsy Jumper, Recorder


John Guinn, Chairman