City of Bethel, Alaska
Planning Commission Meeting

Aug 18, 2016 Regular re-scheduled Meeting Bethel, Alaska

I. CALL TO ORDER

A regular re-scheduled meeting of the Planning Commission was held on Thursday, August 18, 2016, at 6:30 PM at the City Hall back room in Bethel, Alaska. Chair Shantz called the meeting to order at 6:30 pm.

II. ROLL CALL

Comprising a quorum of the Commission, the following members were present for roll call: Joy, Lorin, Kathy, and John (telephonically). Cliff Linderoth arrived at 6:32.

Also present was Planning Director Ted Meyer, Haley Hanson, and Betsy Jumper.

III. PEOPLE TO BE HEARD

Nobody wished to be heard.

IV. MOTION TO APPROVE THE MINUTES OF THE JUNE 9, 2016 MEETING & THE JULY 28 SPECIAL MEETING

MOVED:	Lorin Bradbury	To approve the June 2016 and the July 28, 2016 minutes.
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 4 yes and 0 opposed. Motion carries.	

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF AUGUST 18, 2016

MOVED:	Kathy Hanson	To approve the agenda.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 4 and 0 opposed. Motion carries.	

VI. OLD BUSINESS: PUBLIC HEARING: Applicant: Baba's Pizza is applying for a Conditional Use Permit (CUP) to obtain a liquor license. The Legal Description is United States Survey Number 4117, lot 38E of Park Place Subdivision. The physical address is 1725 State Highway. (Action Item)

Chair Shantz opened the public hearing.

The Planning Director gave his report on the Baba's Conditional Use permit application and his facts and findings.

Applicant Trey Chavez stated the reason why they submitted an application was to increase sales revenues in the restaurant.

People to be Heard: Nobody wished to be heard.

After much discussion, a motion was made.

MOTION TO DENY BABA'S CONDITIONAL USE PERMIT APPLICATION

MOVED:	Lorin Bradbury	To deny Baba's request for a CUP. The reasons for the denial were: 1. The site plan map was one space shy of the required 12 parking spaces (BMC 18.48.160 D16, off street parking); 2. The parking area entrance and exit driveways are within the required 50' distance of the nearest street intersection (BMC 18.48.200 E1, Driveway standards; and 3. Regarding compatibility with the neighborhood, the selling of alcohol would have an adverse impact on the high concentration of neighboring residences (68 trailers-- and 4 houses, located across the street in the trailer court—BMC 18.60.060).
SECONDED:	Kathy Hanson	
VOTE ON MOTION	All in favor 4 and 0 opposed. Motion carries.	

Chairman Shantz closed the public meeting.

VII. PLANNER'S REPORT: Ted went over the Planning Director's monthly activity report.

IX. COMMISSIONER'S COMMENTS: **Kathy**: These CUP hearings are good and fascinating. I appreciate how thorough the Planner and staff are. **Lorin**: I have several things; thank you to the Planner and staff. This is educational; we have to go by this much like a judge would do. Also, a couple of things that need to be worked on that I noticed; there's only one place in the BMC that the word "Church" even appears here, and that's under Public Lands and Institutions—typically in most codes, churches can be in residential, general use, etc. zones. Churches need to be included more than once in the BMC; I think we need to revisit this. And, the other item is, the trailer court area got me wondering, what are the definitions of streets, private roads, driveways, dedicated right-of-ways? Also we need to visit usable space/square footage and parking spots—we need to be consistent. **Cliff:** The only thing, in reference to the motion that I couldn't vote on, was that in general, people protest more than they support them. There's mass apathy about Baba's. The people I spoke to in the trailer court were against it for moral reasons, not land use issues—there were safety concerns expressed to me, but where are the parents to voice that here at this meeting? The very question too, if trailer court were modern apartments and if somebody wanted to open a pub there, rather than a rundown trailer court, I think the perception would be different. **John**: no comments. **Joy**: I think Cliff had a really good point, but I still feel that, for me, I didn't make an arbitrary decision—I took in the high impact residential area proximity. I think that if there were a high class pub neighborhood I would probably take in the exact same concerns and considerations that I took on with this. It's the density-I would use the same standards.

X. ADJOURNMENT

MOVED:	Kathy Hanson	Motion to adjourn the meeting at 8:15.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	5 yes and 0 opposed. Motion carries.	

The next meeting will be on Sept. 8, 2016

Lorin Bradbury
_____, ~~Joy Shantz~~, Chairman

ATTEST: Betsy Jumper
_____, Betsy Jumper, Recorder
10-13-16