



CITY OF BETHEL

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Planning Commission Minutes

Regularly Scheduled Meeting May 8, 1997

CITY OFFICES, CONFERENCE ROOM

7:30 PM

I. CALL TO ORDER

Meeting called to order by Chairman Guinn at 7:35pm

II. ROLL CALL

Members present: Guinn, Andrew, Hamilton, Warner, Hickson

Members absent: Notti, Herron

Others present: Hilde Desmet, Maurene Murphy, Glen Watson

III. APPROVAL OF MINUTES

M/M Hamilton/Warner Approve the minutes of the April 17, 1997 meeting.

Unanimous

IV. APPROVAL OF AGENDA

M/M Warner/Hamilton Approve the agenda as published.

Unanimous

V. COMMUNICATIONS

No additional from that included in meeting packets.

VI. PLANNER'S REPORT

1. The Planner has just completed 5 instructional blocks in AutoCad software by Proline Computer Services of Anchorage. Four more blocks are scheduled for the first week of June.

2. The Planning Tech has been out for the past week and a half for National Guard Training.

3. Extended office hours have been advertised on TV and in the Tundra Drums.

"Deep Sea Port and Transportation Center of the Kuskokwim"

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4. We have received the first digital map files from HDR Engineering. These are in AutoCad drawing file format. Also received were layered map files that run in our ArcView program. These can display from one file several layers of topographic information either separately or in several combinations, i.e., flood plane, wet lands, subdivisions, trails, etc.

VII. PEOPLE TO BE HEARD

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

ITEM A: VARIANCE APPLICATION BY HILDE DESMET REQUESTING SETBACK VARIANCE OF 5 FEET TO THE WEST INTERIOR PROPERTY BOUNDARY FOR PURPOSE OF CONSTRUCTING AN OPEN WOODEN DECK ATTACHED TO RESIDENCE (931 7th AVE.)

Present were Hilde Desmet and Maurene Murphy the applicant/land owners.

Chairman Guinn opened public hearing.

Staff Recommendation: The contiguous land owner to the west of the subject is Dr. John White (Lot 16, Block 4). Dr. White was contacted on this date. He had no objections as long as the variance ran no longer then the length of the proposed wooden deck.. The applicant (s) presented a letter from Dr. White for inclusion with their variance application that stated this.

No other testimony.

Public Hearing closed.

M/M Andrew/Warner To award a five (5) foot variance to the west interior property line of Lot 17, Block 4, USS 3230 A&B for the purpose of constructing an open wooden deck . Friendly amendment by Commissioner Warner that stipulated that variance is limited to the length of the proposed deck that is parallel the west property boundary.

Unanimous including friendly amendment.

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ITEM B: INTERNAL SUBDIVISION OF LOT 5, TRACT B1, H-MARKER SUBDV. INTO LOTS 5A AND 5B. APPLICANT: DENNIS GUNDER.

M/M Hamilton/Andrew Motion to table until next meeting as there was no representative of the applicant in attendance.

ITEM C: PLAT REVIEW OF THE SUBDIVISION OF BLOCK 9, PTARMIGAN-TUNDRA VIEW SUBDV. PURSUANT TO LEASE DISPOSAL ORDINANCE 96-19 TO THE AVCP DEVELOPMENT CORP. FOR THE CONSTRUCTION OF A 16 UNIT CONGREGATE CARE FACILITY.

Chairman Guinn opened the public hearing.

A brief presentation was given by Glen Watson representing AVCP Development Corp. The purpose of this subdivision of Block 9 was to legally define the lease boundaries for a portion of this Block to be leased to AVCP Development Corp. pursuant to the City of Bethel Lease Disposal Ordinance 96-19.

Public hearing closed.

M/M Warner/Hamilton To approve the plat as presented.

Unanimous

X. ADJOURNMENT

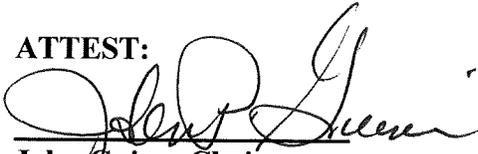
M/M Hamilton/Andrew To adjourn the meeting.

Unanimous

Meeting adjourned 8:00pm.

PREPARED BY: John F. Malone, City Planner

ATTEST:


John Guinn, Chairman

DATE: 6/12/97