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# City of Bethel, Alaska

## Planning Commission

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December 12, 2019

Regular Meeting

Bethel, Alaska

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### **I. CALL TO ORDER:**

A regular meeting of the Planning Commission was held on December 12, 2019 at the Bethel City Hall, Council Chambers in Bethel, Alaska. The Vice-Chair of Commission, Lorin Bradbury 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: Lorin Bradbury, John Guinn, Shadi Rabi, Scott Campbell, Tracy Bean, Haley Hanson, and Stanley Hoffman Jr arrived late at 7:15pm.

Excused Absence: Kathy Hanson

Also Present: Pauline Boratko, Recorder; Ted Meyer, City Planner

### **III. PEOPLE TO BE HEARD:**

Mike Shantz- voiced his concerns about the Blueberry zone violation, hope something will get done soon.

Daisy Mae Barrera- spoke in favor of Windy Willow conditional use permit (CUP)

Beverly Hoffman- spoke in favor of Windy Willow CUP.

Fred Broerman- spoke in favor of Windy Willow CUP.

### **IV. APPROVAL OF THE AGENDA:**

<b>MOVED:</b>	Shadi Rabi	Motion to approve the agenda
<b>SECONDED:</b>	Scott Campbell	
<b>VOTE ON MOTION</b>	Unanimous	

### **V. APPROVAL OF THE MINUTES:**

<b>MOVED:</b>	John Guinn	Motion to approve the November 14, 2019 regular meeting minutes.
<b>SECONDED:</b>	Haley Hanson	
<b>VOTE ON MOTION</b>	Unanimous	

### **VI. SPECIAL ORDER OF BUSINESS:**

#### **VII. NEW BUSINESS:**

- A. On November 15, 2019, the City of Bethel Planning Office received an application from Paul and Tracey Wilbanks for a Conditional Use Permit to open a Hair and Nail Salon in the Residential Zone. The legal description is Plat # 71-425, Block 6 Lot 39 in the Bethel Recording District. The physical address is 258 Akiak Drive in the City Subdivision.

### **The Planning Commission, acting in a quasi-judicial body held a public hearing.**

*Vice-Chair of the Commission Lorin Bradbury opened up the public hearing.*

*The Chair asked members of the Commission to disclose any conflicts of interest or Ex Parte Communications they may have had on the action before them.*

Vice Chair Lorin Bradbury stated that he has been friends and a pastor to the Wilbanks, but informed that will have no conflict in making a fair decision.

**Testimony by Interested Parties**

- Bob & Margaret Herron via email*- spoke in favor of the CUP
- Lea Ann Salzbrun via email*- voiced concerns of business operation in residential zone.
- Annie Cochrane*- spoke in favor of the CUP
- May May Cochrane*- spoke in favor of the CUP
- Rose Thompson*- spoke in favor of the CUP
- Brian Lefferts*- spoke in favor of the CUP
- Tom Bobo*- spoke in favor of the CUP
- Holly Bono*- spoke in favor of the CUP
- Diane Graham*- spoke in favor of the CUP
- Zuly Pitree*- spoke in favor of the CUP
- Brandon Nelson*- spoke in favor of the CUP
- Barb Mikelson*- spoke in favor of the CUP
- Patty Jones*-spoke in favor of the CUP
- Jessica Shroder*- spoke in favor of the CUP
- John Hastie*- spoke in favor of the CUP
- Erin Schalk*- spoke in favor of the CUP
- Jennessa Esquible*- spoke in favor of the CUP

Deliberation took place amongst commissioners.

<b>MOVED:</b>	John Guinn	Motion approve the Conditional Use Permit-Resolution # 2019-8 for Paul & Tracey Wilbanks to operate and hair and nail salon in the residential zone under conditions that they continue to live in the home and no signage displayed. The Planning commission did not adopt the Planning Director's recommendations and conclusions' because they found the salon will be compatible with in the residential zone.
<b>SECONDED:</b>	Scott Campbell	
<b>VOTE ON MOTION</b>	Unanimous	

*Vice Chair Lorin Bradbury closed the public hearing.*

**VI. PLANNER'S REPORT:** Ted gave his report.

**VII. COMMISSIONER'S COMMENTS:**

- S. Rabi- no comment
- A. Wasierski- no comment
- S. Campbell- I won't be here for the January meeting.
- S. Hoffman- no comment
- L. Bradbury-It was a good outcome.
- J. Guinn- no comment
- T. Beans- no comment
- H. Hanson- no comment

**X. ADJOURNMENT:**

<b>MOVED:</b>	Shadi Rabi	Motion to adjourn the meeting.
<b>SECONDED:</b>	John Guinn	
<b>VOTE ON MOTION</b>	Unanimous	

With no further business the meeting adjourned 9:28 pm

APPROVED THIS 13<sup>th</sup> DAY OF February, 2019

  
ATTEST: Pauline Boratko, Recorder

  
Lorin Bradbury, Vice- Chair