
City of Bethel, Alaska

Planning Commission Meeting

March 30, 2017

Special Meeting

Bethel, Alaska

I. CALL TO ORDER

A special scheduled meeting of the Planning Commission was held on Thursday, March 30, 2017, at 6:30 PM at the Log Cabin in Bethel, Alaska. Chair Hanson 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: John Guinn, Alex Wasiserski, Kathy Hanson, Shadi Rabi, Jon Cochrane, and Nikki Hoffman. Also present was Planning staff member Ted Meyer and City Attorney Patty Burley.

III. PEOPLE TO BE HEARD

- Gloria Simeon, spoke out against the proposed liquor store.
- Jane Koski, " " " " " "
- Glen Koski, " " " " " "
- Sam White, spoke about the ONC housing lot 15; community dog park; concerned about the easement. Preliminary plat being prepared to be submitted—okay with both dog park as long as not at the expense of the easement.
- Justin Wintersteen, spoke out against the proposed liquor store.
- Nili Sundown, only against the location, does not want in a residential neighborhood.
- Mike Burley, spoke out against the proposed liquor store.
- Samatha Buckley, " " " " " "
- Fred Watson, " " " " " "

IV. MOTION TO APPROVE THE MINUTES OF THE MARCH 9, 2017 MEETING

MOVED:	Jon Cochrane	To approve the March 9 minutes.
SECONDED:	Jon Guinn	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

V. APPROVAL OF THE AGENDA

MOTION TO APPROVE THE AGENDA OF MARCH 30, 2017

MOVED:	Lorin Bradbury	To approve the agenda.
SECONDED:	Jon Cochrane	
VOTE ON MOTION	All in favor 6 yes and 0 opposed. Motion carries.	

VI. NEW BUSINESS: A. PUBLIC HEARING: Applicant: Steven Chung, dba Tundra Liquor Cache, is applying for a Conditional Use Permit (CUP) in order to open a package liquor store. The legal description is Plat number 80-14, Lot 3, Phase 1, Nunvak Estates. The physical address is 105 Hoffman (ACTION ITEM).

Chair Hanson opened the Public Hearing.

Chair Hanson explained what a CUP is and how the process will work. *Alex Wasierski was excused due to a conflict of interest.*

Planner Ted Meyer went over his facts and findings of the Conditional Use Permit for Tundra Liquor Cache.

Applicant Steve Chung presented his position.

The Planning Commission questioned both Ted and Steve.

Applicant Steve Chung rebutted. There are many businesses on the highway, such as GCI, Mud Hut, Post Office, Public Health, Post Office, Q2. Police and Fire Dept.—low level of incidences in the neighborhood. It is a very quiet neighborhood. There is a bus stop within my property lines to be used instead of the one at Q2. Q2 is popular, functions just fine. Alcohol cannot be sold to inebriates. Traffic on Hoffman Road, agrees there would be an increase in traffic, but this is a city-wide problem. Snow machines are a way of life/transportation— “it’s pretty much anything goes”, unwritten rules.

The Planning Commission deliberated.

MOTION TO APPROVE THE CONDITIONAL USE PERMIT AS DRAFTED BY PLANNER

MOVED:	Jon Cochrane	To deny the Conditional Use Permit because 1. Lack of compatibility with the neighborhood; 2. Safety issues regarding the increased 4-wheeler and snow machine traffic coming off the river to the store will create for the residential neighborhood. The proximity to the highway, with the lack of parking coupled with the increased traffic and pedestrians will also be a safety issue so close to the highway; alcohol and the high rates of speed on the highway are a very dangerous mix, and 3. No adequate parking (barely meets minimum but not realistic for taxicab drivers and shoppers; traffic and congestion it will cause at the intersection of Hoffman Road and the State Highway.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	All in favor 0 yes and 4 opposed. Motion fails.	

Chair Hanson closed the Public Hearing.

VII. PLANNER'S REPORT: Ted went over the monthly report.

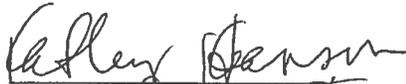
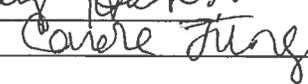
Commissioner Hoffman excused herself and had to leave the meeting.

VIII. COMMISSIONER'S COMMENTS: Jon: none; Alex: none; Shadi: none; John: none; Kathy: thanked everyone for being prepared and a good discussion.

IX. ADJOURNMENT

MOVED:	Jon Cochrane	Motion to adjourn the meeting at 9 40 pm.
SECONDED:	John Guinn	
VOTE ON MOTION	4 yes and 0 opposed. Motion carries.	

The next meeting will be on April 13, 2017

 Kathy Hanson, Chair
ATTEST: , Recorder