



Planning Commission Meeting Agenda
Regular Scheduled Meeting Thursday, November 09, 2017– 6:30PM
CITY HALL COUNCIL CHAMBERS 300 CHIEF EDDIE HOFFMAN HIGHWAY

MEMBERS

Kathy Hanson
Chair
Term Expires 12/2018

Lorin Bradbury
Vice-Chair
Term Expires 12/2017

John Guinn
Commission Member
Term Expires 12/2019

Cliff Linderoth
Commission Member
Term Expires 12/2017

Jon Cochrane
Commission Member
Term Expires 12/2018

Alex Wasierski
Commission Member
Term Expires 12/18

Shadi Rabi
Alternate Member
Term Expires 12/19

Thor Williams
Council Representative
Term Expires 10/19

Betsy Jumper
Ex-Officio Member

Pauline Boratko
Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD – (5 Minute Limit)
- IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 12TH REGULAR MEETING AND SPECIAL MEETING ON OCTOBER 19TH
- V. APPROVAL OF THE AGENDA
- VI. NEW BUSINESS
- VII. PLANNER’S REPORT
- VIII. COMMISSIONER’S COMMENTS
- IX. ADJOURNMENT

City of Bethel, Alaska

Planning Commission

October 12, 2017

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held on October 12, 2017 at 6:30 pm in the City of Bethel Council Chambers room, in Bethel, Alaska. Chair Hanson 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: Kathy Hanson, John Guinn, Cliff Linderoth, Jon Cochrane, Alex Wasierski, Lorin Bradbury, and Council Representative Mark Springer arrived late at 7:02pm. Also present was the City Planner Betsy Jumper, and Recorder Pauline Boratko.

III. PEOPLE TO BE HEARD: No one wished to be heard

IV. APPROVAL OF THE AGENDA:

MOVED:	John Guinn	Motion to approve the agenda.
SECONDED:	Jon Cochrane	
VOTE ON MOTION	All in Favor 6 yes and 0 opposed.	

V. APPROVAL OF THE MINUTES:

MOVED:	John Guinn	Motion to approve the September 14, 2017 meeting minutes
SECONDED:	Jon Cochrane	
VOTE ON MOTION	All in Favor 6 yes and 0 opposed.	

VI. NEW BUSINESS

- A. PUBLIC HEARING: PUBLIC HEARING: Applicant: The Northwest Company, doing business as Alaska Commercial Company is applying for a Conditional Use Permit in order to open a Package Liquor Store. The legal description is lots 12 & 13 of United States Survey 3230 A/B in the Bethel Recording District. The physical address is 1110 Bridge Street Unit No. 1

Chair Hanson opened the Public Hearing and how the hearing proceedings would operate.

Betsy went over the facts findings and gave her presentation. The Planning Commissioner's asked questions.

PEOPLE TO BE HEARD:

Arvin Dull- asked questions of the plan concerning traffic intersections.

MOVED:	Jon Cochrane	Motion to approve the conditional use permit with the conditions of a (1) land use lease with the Vitus Gas station approved by the City Planner, (2) and barricades to direct traffic.
SECONDED:	John Guinn	
VOTE ON MOTION	<i>Independently Mark Springer recused himself</i> All in favor 5 yes and 0 opposed.	

B. PUBLIC HEARING: Amending the Official Land Use Map of the City of Bethel. Applicant: The City of Bethel. Site Location applied for: Legal Description is Lot 1A and Lot 2, Block 1, of the Courthouse Subdivision, plat number 2006-25 and plat 99-12. The physical address is 204 Chief Eddie Hoffman Highway (The Nora Guinn Courthouse) and 350 Chief Eddie Hoffman Highway (City Hall). The purpose of this action is to allow for multiple uses of the land that is afforded other properties in the area.

MOVED:	Lorin Bradbury	Motion to approve the amendment of the Official Land Use Map of the City of Bethel.
SECONDED:	Jon Cochrane	
VOTE ON MOTION	All in Favor 6 yes and 0 opposed.	

VI. PLANNER'S REPORT: Betsy went over the monthly planning report.

VII. COMMISSIONER'S COMMENTS:

- K. Hanson-no comment.
- L. Bradbury- I'm glad Betsy is the new planner and Pauline the assistant.
- M. Springer- no comment.
- A. Wasierski-no comment.
- J. Cochrane- no comment.
- J. Guinn- no comment.
- C. Linderoff- Wanted to know when his term was up.

VIII. ADJOURNMENT:

MOVED:	Jon Cochrane	Motion to adjourn the meeting.
SECONDED:	John Guinn	
VOTE ON MOTION	6 yes and 0 opposed.	

With no further business the meeting adjourned at 7:52pm

APPROVED THIS ____ DAY OF _____, 2017

ATTEST: Pauline Boratko, Recorder

Kathy Hanson, Chair

DRAFT

City of Bethel, Alaska

Planning Commission

October 19, 2017

Special Meeting

Bethel, Alaska

I. CALL TO ORDER

A special meeting of the Planning Commission was held October 19, 2019 at 6:30 pm in the City of Bethel Council Chambers room, in Bethel, Alaska. Chair Hanson called the meeting to order at 6:31 pm.

II. ROLL CALL

Compromising a quorum of the commission, the following were present for roll call: Kathy Hanson, Alex Wasierski, Shadi Rabi, John Guinn, and Thor Williams arrived at 6:34 pm.

Also present:

Betsy Jumper, Exofficio Member

Pauline Boratko, Recorder

Robin Reich, Solstice Alaska employee via teleconference

III. PEOPLE TO BE HEARD: no people wished to be heard.

VI. NEW BUSINESS:

- A. Alaska Villages Cooperative, Inc. (AVEC) Site Plan Application for Groundwork Only for the Bethel Wind Project. Robin Reich addressed the commission.

MOVED:	John Guinn	Motion to approve the AVEC Site Plan Application for ground work only.
SECONDED:	Alex Wasierski	
VOTE ON MOTION	unanimous	

XI. ADJOURNMENT:

MOVED:	John Guinn	Motion to adjourn the meeting.
SECONDED:	Thor Williams	
VOTE ON MOTION	unanamous	

With no further business, meeting adjourned at 6:38pm

APPROVED THIS ____ DAY OF _____, 2017

ATTEST: _____
Pauline Boratko, Recorder

Kathy Hanson, Chair

To: Pete Williams, City Manager
From: Betsy Jumper, Planner
Subject: **Oct. Manager's Report**
Date: Oct. 31, 2017

**Conditional Use Permit
Proposed AC Package Liquor Store**

The public hearing for the CUP for Alcohol was heard at the Oct. 12 meeting and passed with 2 conditions.

Tsikoyak Subdivision (Larson 2)

The subdivision agreement was reviewed by DOWL; the draft was sent to the Developer for their perusal.

ONC Subdivision

Public Works, the Fire Dept., GCI, and AVEC have submitted their comments on the preliminary plat. The preliminary plat is now ready to go to the City Engineer.

Nuisance Items: The letters were sent out on Oct. 20th for 2 nuisance properties. One of the respondents replied. We'll see what happens with the other property.

Zoning: The application for an amendment to the official map and land use code (the Courthouse Subdivision) went on the October 12th Planning Commission meeting and passed and will be forwarded to City Council in ordinance form.

Wind Tower: The Planning Commission held a special meeting on the 19th and approved groundwork for AVEC.

BIA: Met with you and the BIA folks that were visiting Bethel. Went and looked around Haroldson's Sub.

Training: Have been training Pauline in my old duties. Also, as time allows, myself and Pauline have been dedicating an hour a day to do GIS self-tutorials.