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# City of Bethel, Alaska

## Planning Commission

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October 11, 2012

Regular Meeting

Bethel, Alaska

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### I. CALL TO ORDER

A regular meeting of the Planning Commission was held on October 11, 2012 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chair, John Guinn, called the meeting to order at 6:35 pm.

### II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call:

Joy Shantz, Rick Robb (telephonically), John Guinn, Mike Walters; Absent: Abe Palacios and Cliff Linderoth.

Ex -Officio members present were the following:

Rachael Pitts, Planning Director                      Betsy Jumper, Recorder

### III. PEOPLE TO BE HEARD:   None.

### IV. APPROVAL OF AGENDA

#### MOTION TO APPROVE THE AGENDA OF September 13, 2012

<b>MOVED:</b>	Joy Shantz	To approve the agenda for the Oct. 11, 2012 meeting.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

### V. APPROVAL OF MINUTES

#### MOTION TO APPROVE THE MINUTES FROM the Sept. 13, 2012 Meeting

<b>MOVED:</b>	Joy Shantz	To approve the minutes of the Sept. 13, 2012 meeting.
<b>SECONDED:</b>	Rick Robb	
<b>VOTE ON MAIN MOTION</b>		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

**VI. COMMUNICATIONS:** Rachael went over the planner's report for September; the National Flood Insurance Program is having some changes and flood insurance rates may go up; a copy of the planning fees/procedures are in the planning packets to make things easier for people, although we're always here to assist them; blighted properties/abandoned properties

continue to an be ongoing issue, we're trying to think of ways to remedy. Junk vehicles and site plan permits issued were covered as well for the month of September.

**VII. COMMISSIONER'S COMMENTS:** Mike, sorry I missed last two meetings, look forward to the rest of the year; Rick, the swimming pool RFP went out and the voters voted, no APOC anymore, although the City Council will come up with their own rules; Joy, no comments; John; sorry I missed the last two meetings.

**VIII. NEW BUSINESS: A. Planning Director Presentation – Zoning Overlays:** The Planning Director gave a power point presentation to the group on zoning overlays.

B. **Proposed ONC Residential Subdivision-**A preapplication/preliminary meeting was held on Oct. 2<sup>nd</sup> in regards to a residential subdivision.

**IX. UNFINISHED BUSINESS: A. Resolution 2012-2: Approval of the Planned Unit Development (PUD) Zoning Overlay for the Pre-maternal Home and Assisted Living Home:**

**MOTION TO APPROVE the PUD Resolution**

<b>MOVED:</b>	Joy Shantz	To approve resolution 2012-2 approving the PUD zoning overlay.
<b>SECONDED:</b>	Mike Walter	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

**B. Fees and Procedures for the Planning Dept.** Rachael went over the draft handout of the fees and procedures for the Planning Dept., with a flow-chart and steps included to make various processes more clear.

**C. Bethel Native Corporation (BNC) Kipsuvik (the new Swanson's Store/theater Site):**

Ana Hoffman of BNC spoke of the plans for the Kipsuvik site, with groundwork being done now, and hopefully construction will begin next summer.

**X. ADJOURNMENT, Motion to adjourn the meeting.**

<b>MOVED:</b>	Joy Shantz	To adjourn the meeting at 7:45.
<b>SECONDED:</b>	Rick Robb	
<b>VOTE ON MAIN MOTION</b>	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on November 8, 2012

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John Guinn, Chairman

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Betsy Jumper, Recorder