
City of Bethel, Alaska

Planning Commission

January 12, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on January 12, 2012 at 6: 30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:30.

II. ROLL CALL

Compromising a quorum of the Commission, the following members were present for roll call: John Guinn, Joy Shantz, Abe Palacios, David Hames, Cliff Linderoth, Mike Walter (5 min. late), Excused: Rick Robb.

Ex -Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF January 12, 2012

MOVED:	Joy Shantz	To approve the agenda for the Jan. 12, 2012 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the December 8, 2011 Meeting

MOVED:	Abe Palacios	To approve the minutes of the December 8, 2011 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

VI. COMMUNICATIONS: At February's meeting the members will be getting two ordinances for review.

VII. PLANNER'S REPORT: Dan presented the Planner's report.

VIII. **COMMISSIONER'S COMMENTS:** None.

IX. **UNFINISHED BUSINESS:** None.

X. **NEW BUSINESS:**

A. Election of Chair and Vice-Chair

MOTION TO ELECT JOHH GUINN AS CHAIRMAN OF THE PLANNING COMMISSION

MOVED:	Abe Palacios	To re-elect John Guinn as the Chairman of the Planning Commission.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

MOTION TO ELECT JOY SHANTZ AS VICE-CHAIRMAN OF THE PLANNING COMMISSION

MOVED:	Abe Palacios	To re-elect Joy Shantz as the Vice-Chairman of the Planning Commission.
SECONDED:	David Hames	
VOTE ON MAIN MOTION	All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

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

MOVED:	Joy Shantz	To adjourn the meeting at 7:00.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

Next meeting on Feb. 9, 2012

Betsy Jumper - 2-9-12
Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

February 9, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on February 9, 2012 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chairman, John Guinn, 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: John Guinn, Joy Shantz, Cliff Linderoth, David Hames, Mike Walter. Excused: Abe Palacios; Unexcused: Rick Robb.

Ex -Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF February 9, 2012

MOVED:	Mike Walter	To approve the agenda for the Feb. 9, 2012 meeting.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the January 12, 2012 Meeting

MOVED:	Joy Shantz	To approve the minutes of the Jan. 12, 2012 meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

VI. COMMUNICATIONS: Dan shared with the group the BNC plans to construct a merchant mall located next to the YKHC administrative building along with a bit of history of the property regarding access points and general concerns and procedures.

VII. PLANNER'S REPORT: The Planner presented his report, and answered a commissioner's query about the progress of the right-of-way issues on Ptarmigan Road.

VIII. COMMISSIONER'S COMMENTS: Everybody glad to get some relief from the extreme cold.

IX. UNFINISHED BUSINESS: None.

X. NEW BUSINESS: A. Port Director Peter Williams updated the Commission on the upcoming dredging of Brown's slough.

B. Ordinance #12-01 amending Planning Office Fees for a Commercial Site Plan Application for Institutional Groups and non-profit groups registered as a 501 (c). **(ACTION ITEM)**

MOTION TO RECOMMEND TO CITY COUNCIL TO APPROVE AMENDING PLANNING FEES FOR A COMMERCIAL SITE PLAN APPLICATION FOR INSTITUTIONAL GROUPS AND NON-PROFIT GROUPS REGISTERED AS A 501 (c)

MOVED:	Joy Shantz	To recommend to City Council to approve amending planning fees for a commercial site plan application for institutional and non-profit groups registered as a 501 (c).
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

C. Review 2013 Planning Budget Proposal: The Commission looked over the 2013 proposed budget for the Planning Dept.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Joy Shantz	To adjourn the meeting at 7:20 pm.
SECONDED:	David Hames	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

Next meeting on March 8, 2012


Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

March 8, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on March 8, 2012 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chairman, John Guinn, 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: John Guinn, Joy Shantz, Rick Robb, Mike Walter, Abe Palacios, David Hames; Unexcused: Cliff Linderoth.

Ex -Officio members present were the following:

Daniel Shea, Planning Director

Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD: Citizen David Trantham informed the Commission about upcoming plans for constructing an Alaska Territorial Guard Memorial at the Veteran's Cemetery.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF March 8, 2012

MOVED:	Mike Walter	To approve the agenda for the Mar. 8, 2012 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor 6-0 Motion passes; 6 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the February 9, 2012 Meeting

MOVED:	Joy Shantz	To approve the minutes of the Feb. 9, 2012 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor 6-0 Motion passes; 6 yes and 0 opposed.		

VI. COMMUNICATIONS: Two projects are in the beginning stages, they haven't submitted any site plans yet, one is with the Bethel Native Corp. looking to do a "mall"; and the other is YKHC that plans to do a pre-maternal home. The Planner is also working on the Community Economic Development Strategy (CEDS).

VII. PLANNER'S REPORT: The monthly Planner's report was presented.

VIII. COMMISSIONER'S COMMENTS: Bubba: sorry I missed last meeting; Joy: kudos to Dan and Betsy; signs needed for snogo trails?; Rick: first meeting, apologized, things beyond his control, APOC a pain; Mike and John welcomed Rick to the Planning Commission.

IX. UNFINISHED BUSINESS: None

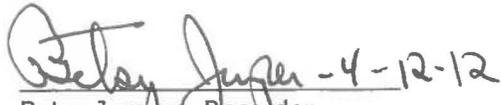
X. NEW BUSINESS:

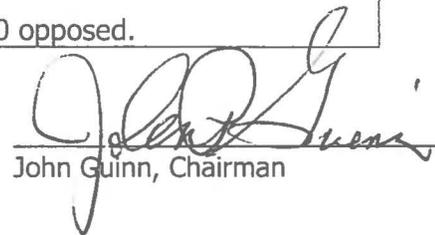
A. Review of the National Guard Armory Property located at 370 4th Ave. (action item) The Planning Commission decided that this wouldn't be an action item; it was a discussion item. The Commission also decided they would need more information before any action would be taken/needed.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Joy Shantz	To adjourn the meeting at 7:30 pm.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

Next meeting will be on April 12, 2012.


Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

April 12, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on April 12, 2012 at 6: 30 pm in the City Hall conference room in Bethel, Alaska.

Chairman, 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: John Guinn, Joy Shantz, Abe Palacios, Mike Walter, Rick Robb, David Hames. Excused: Cliff Linderoth.

Ex -Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA FOR THE APRIL 12, 2012 MEETING

MOVED:	Joy Shantz	To approve the agenda for the April 12, 2012 meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION		
All in favor 6-0 Motion passes; 6 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM THE MARCH 8, 2012 Meeting

MOVED:	Mike Walter	To approve the minutes of the March 8, 2012 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION		
All in favor 6-0 Motion passes; 6 yes and 0 opposed.		

VI. COMMUNICATIONS: Been slow, hopefully things will pick up.

VII. PLANNER'S REPORT: Dan presented the Planner's report.

VIII. COMMISSIONER'S COMMENTS: Everyone is sorry to see Dan leaving; it'll be hard to fill his shoes; he has done a wonderful job for the City of Bethel--we don't want him to go. But, we wish him luck in his future endeavors.

IX. UNFINISHED BUSINESS: None.

X. NEW BUSINESS: **A. Planning Director Dan Shea's Resignation:** Dan formally gave his resignation to the Planning Commission. **B. General Discussion:** Tabled.

XI. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Joy Shantz	To adjourn the meeting at 6:50.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

Next meeting on May 10, 2012

Betsy Jumper-5-11-12
Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

May 10, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on May 10, 2012 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Chairman, John Guinn, called the meeting to order at 6:40 pm.

II. ROLL CALL

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

John Guinn, Rick Robb, Mike Walter, Abe Palacios, Cliff Linderoth; Absent: Joy Shantz and David Hames

Ex -Officio members present were the following:

Daniel Shea, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD

- None

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF May 10, 2012

MOVED:	Rick Robb	To approve the agenda for the May 10, 2012 meeting, with noted corrections.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the April 12, 2012 Meeting

MOVED:	Abe Palacios	To approve the minutes of the April 12, 2012 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

VI. COMMUNICATIONS: Ongoing projects, BNC, AND YKHC, that's about it.

VII. PLANNER'S REPORT: Planner's report a bit lengthy; there was a code enforcement issue at 133 Main Street, with steps taken to put up a no occupancy notice on the building. Public works will be working with the owners to tear down the building.

VIII. COMMISSIONER'S COMMENTS: Bubba, none; Cliff, none; Mike, happy to see river breaking up, sad to see Dan going; Rick, sorry to see Dan leave too, planning budget pretty simple, no 10,000 for desks, whittled down to 2000.00; John, glad to see the river breaking up, we may be in for a flood, very sorry to see Dan go.

IX. UNFINISHED BUSINESS: None

X. NEW BUSINESS: A. Proposed Subdivision, "Snow Ridge", located at Tundra Ridge and Ptarmigan Streets: An overview and discussion of the proposed Snow Ridge Subdivision, located at the Charles native allotment was done. Public Works, Fire Dept. and Police Dept. have a copy of the preliminary plat for comments/concerns. There's 3 different zones in that area that would need to be rezoned to accommodate a new subdivision (currently it's general use, open space, and preservation).

XI. B. Terminal Station and Cable Beach Landing on Portion Tract 5D, Plat 92-2: MOTION TO ACCEPT THE TERMINAL AS PLANNED

MOVED:	Abe Palacios	To approve the terminal station and cable beach landing.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

C: Request for Proposal Draft for City of Bethel Water and Sewer Rates Cost

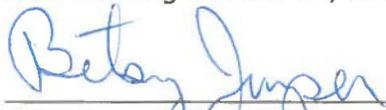
Analysis: John Sargent, Grant Writer for the City of Bethel, provided the commission an overview of the RFP. It was decided that the group would get their comments/concerns to Betsy Jumper by May 18th, via email, and then she would forward to John.

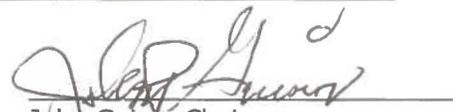
D: Prospective Applicants for the Planning Director's Position: Dan informed the group of the status of filling the Planning Director's vacancy.

XII. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Abe Palacios	To adjourn the meeting at 7:50.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 5-0 Motion passes; 5 yes and 0 opposed.	

Next meeting on June 14, 2012


Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska Planning Commission

June 14, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held at 6:30pm, at the City Council Chambers on June 14, 2012.

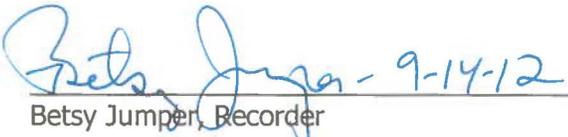
II. ROLL CALL

PRESENT: John Guinn, Cliff Linderoth, Rick Robb

ABSENT: Abe Palacios, Joy Shantz, and Mike Walter

STAFF: Betsy Jumper, Recorder

Due to a lack of a quorum, the meeting is adjourned.


Betsy Jumper, Recorder


John Guinn, Chair
JOY SHANTZ, Vice chair

City of Bethel, Alaska Planning Commission

July 12, 2012

Regular Meeting

Bethel, Alaska

No meeting due to vacations/summertime.



John Guinn, Chair

Joy Shantz - Vice

Betsy Jumper - 9-14-12

Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission

August 9, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on August 9, 2012 at 6:30 pm in the City Hall Council Chambers, in Bethel, Alaska.

Vice-Chair, Joy Shantz, 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:

Joy Shantz, Rick Robb, Abe Palacios, Cliff Linderoth; Absent: John Guinn and Mike Walter

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 August 9, 2012

MOVED:	Abe Palacios	To approve the agenda for the August 9, 2012 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the May 10, 2012 Meeting

MOVED:	Abe Palacios	To approve the minutes of the May 10, 2012 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION		
All in favor 4-0 Motion passes; 4 yes and 0 opposed.		

VI. COMMUNICATIONS: Have a new copier at Public Works; will distribute a listing of all the site plan permits issued since January 1, 2012 for the next meeting.

VII. PLANNER'S REPORT: None at this time.

VIII. **COMMISSIONER'S COMMENTS:** **Bubba**, happy to have a Planning Director; **Cliff**, glad to have Director as well, and was wondering about the status of the new store/theatre; **Rick**; Welcomes Rachael to Bethel and the Planning Department and updated the group on the RFP for the rate study-- going to include rates as well as costs-- and will include the proposed utility corridor as well. Rick stated also that the customers (i.e., YKHC, the jail, etc.) are not going to fork up the bucks for it; hopefully will get legislative appropriations; Joy, good to be back in a sunny Bethel and welcomes Rachael.

IX. **UNFINISHED BUSINESS:** None

X. **NEW BUSINESS: A. Welcome and Introduction of Ms. Rachael Pitts, New Planning Director;** Rachael introduced herself and gave an overview of her planning background to the Planning Commission. Welcome to Bethel and Planning!!!

XI. **B. Acceptance of Planning Commission Member David Hames' Verbal Resignation (Action Item)**

Motion made to accept David Hames' Verbal Resignation

MOVED:	Rick Robb	To accept Planning Commission member David Hames' verbal resignation from the Planning Commission.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

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

MOVED:	Abe Palacios	To adjourn the meeting at 6:50.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on Sept. 13, 2012

Betsy Jumper 9-14-12
Betsy Jumper, Recorder

John Guinn
John Guinn, Chairman
Joy Slantz, Vice Chair

City of Bethel, Alaska

Planning Commission

Sept. 13, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on September 13, 2012 at 6:30 pm in the City Hall Council Chambers, Bethel, Alaska.

Vice-Chair, Joy Shantz, called the meeting to order at 6:40 pm.

II. ROLL CALL

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

Joy Shantz, Rick Robb, Abe Palacios, Cliff Linderoth; Absent: John Guinn and Mike Walter.

Ex -Officio members present were the following:

Rachael Pitts, Planning Director Betsy Jumper, Recorder

III. PEOPLE TO BE HEARD: Dave Trantham spoke of the Alaska Territorial National Guard Cemetery and the need for volunteers.

IV. APPROVAL OF AGENDA

MOTION TO APPROVE THE AGENDA OF September 13, 2012

MOVED:	Abe Palacios	To approve the agenda for the Sept. 13, 2012 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the August 9, 2012 Meeting

MOVED:	Rick Robb	To approve the minutes of the Aug. 9, 2012 meeting.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

VI. COMMUNICATIONS: Bubba had a couple of questions; one was regarding the BNC site-- where the proposed store and theatre are to go--and the other question was where the location of the ONC proposed housing site was to go. A groundwork only site plan application has been issued for BNC, nothing has been received yet from ONC.

VII. **COMMISSIONER'S COMMENTS:** Bubba, ready for winter; Cliff, plate full; Rick; update of the Council's activities—upcoming election on APOC, and City Council members, as well as lots of pool action, hired a project manager; Joy, enjoying fall time colors, noticing LED lights that the City is installing.

VIII. **UNFINISHED BUSINESS:** None

IX. **NEW BUSINESS: A. Planned Unit Development (PUD) application for the Yukon Kuskokwim Health Corporation's (YKHC) Assisted Living Facility and the Prematernal Home sites:** (Rick Robb stated he's an employee of YKHC, in a different dept. than the land use employees—just wanted to point it out to the group, and that he wouldn't have any conflict of interest; the rest of the group consented that there would be no conflict of interest). Two representatives from YKHC were in attendance, Nick Anelon and Deanna Lincoln. Rachael briefly introduced what a PUD is, and that this would be a PUD because there will be shared traffic circulation between the two facilities. Some questions were raised in regards as to whether the applicant had filled out the City's site plan application, and whether or not the Planning Commission had seen any preliminary plat/plans for the Prematernal Home, and was the site even approved by the Planning Commission. The planning assistant went to the office to fetch some requested documents, and in the interim, it was decided to go on to Agenda Item B.

MOTION MADE TO TABLE AGENDA ITEM A UNTIL THE REQUESTED DOCUMENTS ARRIVE AND MOVE ON TO AGENDA ITEM B

MOVED:	Rick Robb	To wait for the documents before continuing on the issue of a PUD.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

B. Final Plat Review of the Swimming Pool Site (Action Item)

A discussion took place regarding the final site for the swimming pool area.

MOTION MADE TO APPROVE THE FINAL PLAT OF THE SWIMMING POOL SITE

MOVED:	Abe Palacios	To approve the final plat of the swimming pool area and send that recommendation to City Council.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

(Agenda Item A was restarted after the documents arrived)

It was later resolved that since the pilings/structure are already installed/in the process of being constructed, to go ahead with the project, with the stipulation noted below.

MOTION TO ACCEPT THE PUD, WITH THE STIPULATION THAT YKHC GET A CITY OF BETHEL SITE PLAN PERMIT FOR THE BUILDNG

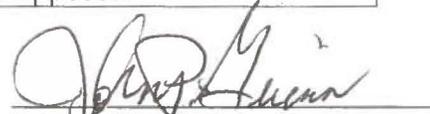
MOVED:	Abe Palacios	To approve the Planned Unit Development, with the stipulation YKHC get a COB Site Plan/Building permit before they proceed.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

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

MOVED:	Abe Palacios	To adjourn the meeting at 7:50.
SECONDED:	Cliff Linderoth	
VOTE ON MAIN MOTION	All in favor 4-0 Motion passes; 4 yes and 0 opposed.	

Next meeting on Oct. 11, 2012


Betsy Jumper, Recorder


John Guinn, Chairman

City of Bethel, Alaska

Planning Commission

October 11, 2012

Regular Meeting

Bethel, Alaska

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

MOVED:	Joy Shantz	To approve the agenda for the Oct. 11, 2012 meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION		
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

MOVED:	Joy Shantz	To approve the minutes of the Sept. 13, 2012 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION		
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. 2nd 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

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

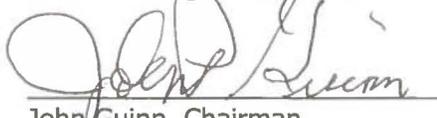
B. Fees and Procedures for the Planning Dept. Rachael went over the draft handout of the fees and procedures for the Planning Dept., with a flow-chart and steps included to make various processes more clear.

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.

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

Next meeting on November 8, 2012


 John Guinn, Chairman

 - 11-8-12
 Betsy Jumper, Recorder

City of Bethel, Alaska

Planning Commission

Nov. 8, 2012

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A regular meeting of the Planning Commission was held on November 8, 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, Abe Palacios, Cliff Linderoth, John Guinn, and Mike Walter.

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 November 8, 2012

MOVED:	Abe Palacios	To approve the agenda for the Nov. 8, 2012 meeting.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION		
All in favor 6-0 Motion passes; 6 yes and 0 opposed.		

V. APPROVAL OF MINUTES

MOTION TO APPROVE THE MINUTES FROM the Oct. 11, 2012 Meeting

MOVED:	Joy Shantz	To approve the minutes of the Oct. 11, 2012 meeting.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION		
All in favor 6-0 Motion passes; 6 yes and 0 opposed.		

VI. DIRECTOR'S REPORT: Rachael went over the monthly report.

VII. COMMISSIONER'S COMMENTS: Cliff, none; Bubba, sorry for missing last month; Joy, none; Mike, happy to see snow, get dust down; John, glad to see snow as well; Rick, informed the group of the financial disclosure status now that APOC is gone. Rick came up with a form and also shared the city clerk's form. A motion was made:

MOTION TO APPROVE RICK ROBB'S FINANCIAL STATEMENT FORM TO COUNCIL:

MOVED:	Mike Walter	To recommend to Council to accept Rick Robb's abbreviated financial disclosure form.
SECONDED:	Abe Palacios	
VOTE ON MAIN MOTION	All in favor 5-1 Motion passes; 5 yes and 1 opposed.	

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: A. Planning Commission Work Program for 2013 (Sharing Ideas of Goals/Objectives): The Planning Director stated city staff is in the process of re-writing some of the BMC, with some of the items being code enforcement and other various topics. Rachael also shared some ideas/thoughts in regards to changing the BMC, specifically zoning overlays/signage regulations. Other discussions ensued. **B. Swimming Pool Resolution (Action Item).**

MOVED:	Joy Shantz	A resolution #2012-3 to approve the final plat for the swimming pool area.
SECONDED:	Rick Robb	
VOTE ON MAIN MOTION	All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

X. ADJOURNMENT, Motion to adjourn the meeting.

MOVED:	Joy Shantz	To adjourn the meeting at 7:10.
SECONDED:	Mike Walter	
VOTE ON MAIN MOTION	All in favor 6-0 Motion passes; 6 yes and 0 opposed.	

Next meeting December 13, 2012


John Guinn, Chairman

 3-14-13
Betsy Jumper, Recorder

City of Bethel, Alaska Planning Commission

Dec. 13, 2012

Regular Meeting

Bethel, Alaska

Meeting Canceled due to no agenda items



John Guinn, Chairman



Betsy Jumper, Recorder