

**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**MAY 19, 2011, 7 P.M.**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.cityofpalmer.org](http://www.cityofpalmer.org)



CHAIRMAN MIKE MADAR  
WILLIAM KERSLAKE, SR., VICE CHAIRMAN  
COMMISSIONER MARK CAMPBELL  
COMMISSIONER MICHAEL KIRCHER  
COMMISSIONER RHONDA PRESLAR  
COMMISSIONER MARY WEIR

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
  - 1. Regular Meeting of April 21, 2011.
- F. Persons to be Heard
- G. Public Hearings
  - 1. Consideration of a Conditional Use Permit to allow Peak/Precision Power of Palmer, Alaska, to construct a Natural Gas Fired, Co-generation Power Plant, on the East Portion of Palmer Industrial Park Subdivision Tract G-1, Palmer, Alaska.
- H. Unfinished Business
  - 1. Discussion of proposed new Central Business District and draft ordinance to present as a recommendation to the Palmer City Council.
- I. New Business
  - 1. Discussion of 3 annexation issues and develop a time line for presentation of drafts and recommendations to the Palmer City Council for consideration.
  - 2. Review and prioritize 5 areas to be considered for possible annexations. Establish a time line for completion of draft package and presentation to City Council for consideration.
  - 3. Review process outline for annexation as developed by Agnew::Beck. Establish a time line for completion of draft package and presentation to City Council for consideration.
  - 4. Informal review, in accordance with PMC 17.84.080, of the Matanuska Creamery Planned Unit Development, proposed for ASLS 96-004, Tract A-1, a 3.03 acre parcel, generally located at 513 S. Valley Way, Palmer, AK
  - 5. Board of Economic Development Report
- J. Plat Reviews
  - 1. Review a request to subdivide Tract G-1, Palmer Industrial Park RSB, into two lots; one lot containing 8.5 acres and the second lot containing 10.0 acres, more or less.
- K. Public Comments
- L. Staff Report
- M. Commissioner Comments
- N. Adjournment