

PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, JANUARY 17, 2013
7:00 P.M. - COUNCIL CHAMBERS

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Madar at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Chairman Madar and Commissioners Kircher, Lucas, and Kerlake. Commissioners Prosser and Campbell were not in attendance/excused. Also present were Sanda Garley, Community Development Director, Kimberly McClure, Planning and Code Compliance Technician, and Pam Whitehead, Recording Secretary.

C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Kerlake.

D. APPROVAL OF AGENDA: The agenda was approved as presented.

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the December 20, 2012 Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD: There were no persons to be heard.

G. PUBLIC HEARING: There were no public hearings.

H. UNFINISHED BUSINESS: There was no unfinished business.

I. NEW BUSINESS:

1. IM 13-001 Review Palmer Job Corps site plan addition.

Ms. Garley reported that the commission has before it for review, a site plan for the construction of a Vocational Annex Building at the Palmer Job Corps located at 800 E. Lynn Martin Drive, Palmer, AK in the P-Public district. The Vocational Annex Building will contain 5 small classrooms and computer labs to help meet the growing needs of the campus. The building will be 5600 square feet and the design will match the adjacent buildings in scale, shape, and details. Staff recommends approval of the construction of the Vocational Annex Building.

Commissioner Kerlake moved, seconded by **Commissioner Kircher**, to recommend approval of Resolution No. 13-001, approving the Palmer Job Corps site plan addition for the Construction of a 5600 SF Vocational Annex Building located in the P-Public District at 800 E. Lynn Martin Drive, Tax Parcel D4 in Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska.

Jason Collins, of Wolf Architecture spoke briefly in support of and describing the project while reviewing the site plan with the commission. He emphasized that this campus has become the "first and only" Job Corps campus in the nation to be certified sustainable. That means they are doing recycling programs, are careful with energy usage, and water infiltration onto adjacent sites. They also have the top maintenance facility and staff in the country for Job Corps programs.

Commissioners Kerslake and Kircher spoke in favor of approval based on information contained in the packet and recommendations of staff. There were no objections.

VOTE ON MOTION: Motion passed unanimously.

J. PLAT REVIEWS:

1. IM 13-002 To re-subdivide Lots 1 & 2, The Pod, located outside Palmer city limits.

Ms. Garley presented a staff report directing attention to a map on page 37 of the packet. The request is from the the Mat-Su Borough Platting Division to re-subdivide Lots 1 and 2, The Pod, located outside Palmer city limits. This property is located south and west of the intersection of Inner Springer and Outer Springer Loop.

The commission had no comments regarding the proposed plat revision.

K. PUBLIC COMMENTS: There were no public comments.

L. STAFF REPORT:

Ms. Garley reported as a result of the discussion from last meeting regarding rezones with special limitations, Ms. McClure researched and prepared a summary record of same (see packet) listing 11 such rezones with the legal description, date adopted, ordinance number, zoning district and the special limitations of each located in the city of Palmer. The list attached backup documentation and vicinity maps. Going forward, they expect to review one or two a month and be able to give the commission an annual review of status similar to that of conditional use permits. Ms. Garley applauded Kimberly for the good work.

M. COMMISSIONER COMMENTS: There were no commissioner comments.

N. ADJOURNMENT: There being no further business, the meeting was adjourned at 7:15 p.m.

Michael W. Madar, Chairman

Sandra Garley, Community Development Director