

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA**

**REGULAR MEETING
THURSDAY, MAY 15, 2014
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:

Michael W. Madar, Chairman
Michael Kircher, Vice Chairman
Dan Lucas, Commissioner
David Petty, Commissioner

Not present:

William Kerslake, Sr., Commissioner (excused)

Also present were:

Sandra S. Garley, Community Development Director
Kimberly A. McClure, Planning and Code Compliance Technician
Pam Whitehead, Recording Secretary

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

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

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the April 17, 2014 Regular Meeting were approved as presented.

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

G. PUBLIC HEARING(S): There were no public hearings.

H. UNFINISHED BUSINESS:

1. Continue Discussion of the Central Business District.

Ms. Garley explained the revisions/additions incorporated from the April 17 meeting, directing attention to the updated CBD May working draft provided. Brief questions of

staff included those related to dry cleaning establishments.

Commissioner Lucas moved, seconded by **Commissioner Petty**, to enter Committee of the Whole to continue work on development of the Central Business District.

VOTE ON MOTION: Carried Unanimously.

[The Commission entered Committee of the Whole at 7:15 p.m.; exited at 7:52 p.m.]

While in Committee of the Whole, discussion and general comments continued on the inner and outer cores of the CBD. BED Chairman LaMarr Anderson, who was seated in the audience, was invited to participate. The focus was completion of permitted and conditional use sections. Preliminary discussion began on setbacks for the predominant uses in the inner and outer cores, including parking.

At the next meeting, Ms. Garley will provide current sections of the code that deal with parking both in the City and the Central Business District.

Homework for next meeting: Photos of setbacks for use as examples.

I. NEW BUSINESS: There was no New Business.

J. PLAT REVIEWS:

IM 14-009 Plat Review – To divide Tract 3 and Tract 5 of Kopperud Subdivision into three lots and one tract, located outside Palmer city limits.

Ms. Garley gave a staff report, directing attention to p. 17 of the packet. Proposal has been reviewed by city staff with no objectionable comment. The lots and tract are adequate in size and would meet city zoning if they were brought into the city. There is a notation of possible DOT&PF Glenn Highway Reconstruction ROW acquisition.

There were no additional commissioner comments.

K. PUBLIC COMMENTS: There were no public comments.

L. STAFF REPORT:

Ms. Garley reported:

- Lloyd Smith, MSB Assessor's Office, will be at the June 19, 2014 meeting to address the commission and answer any questions commissioners may have on how the Borough assesses property based on zoning or land use.
- Fran Sager-Boss has been invited to the August 21, 2014 meeting to discuss her work on creating a National Heritage Area in the Borough and specifically focusing on the UAF Research Lab located across from the Kremlin Building and adjacent to the Arboretum.

M. COMMISSIONER COMMENTS:

Chairman Madar cautioned as a reminder to be extra-vigilant looking out for motorcycles on the roadways, commenting on the recent horrific accident on the Glenn Highway involving three fatalities.

There were no additional commissioner comments.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:58 p.m.

Michael W. Madar, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician