

**PLANNING COMMISSION
SPECIAL MEETING
CITY HALL CONFERENCE ROOM
TUESDAY, SEPTEMBER 17, 2012
MINUTES**

In those matters coming before the Cordova Planning Commission at 12:00 p.m.; Monday, September 17, 2012, in the City Hall Conference Room, 602 Railroad Road Cordova, Alaska, are as follows:

A. Call to order -

- B. Roll Call Present for roll call were Chairman Tom Bailer, John Greenwood, Roy Srb, Greg LoForte, Tom McGann and Scott Pegau

Also present were City Planner Samantha Greenwood and Assistant Planner Faith Wheeler-Jeppson.

There were 2 people in the audience.

C. Approval of Agenda

M/Srb S/Greenwood

Upon voice vote, motion passed, 6-0

- D. Disclosure of Conflict of Interest
None

E. OLD BUSINESS

1. Variance request by Diana Riedel from the 10' front yard setback requirement in a Medium Density Residential (MDR) Zone to build a Single Family Residence with a varying 3' to 6' front setback at 305 Observation Avenue.

M/Srb S/Greenwood "I move that the request by Diana Riedel from the 10' front yard setback as required in 18.24.040 to a 3' front setback on the northeast corner of the house and 6' front setback on the southeast corner of the house be approved based on the findings and special conditions as contained in the staff report."

Yeas: Bailer, Greenwood, LoForte, Srb, McGann & Pegau

Nay: None

Absent: Reggiani

Conflict of interest: None

6-0 Motion Passed

2. Site Plan Review for Trident Seafoods to construct 2 three story bunkhouses at 211 Jim Poor Avenue.

M/Srb S/McGann "I move that the Planning Commission recommend to City Council to approve the Site Plan by Trident Seafoods Corporation to construct one 21,150 sq ft bunkhouse and one 9,792 sq ft bunkhouse on Lots 7 & 8, Block 1, Cordova Industrial Park based on the findings as contained in the staff report."

M/Srb S/Greenwood I would like to amend my prior motion to include Part IV Special Conditions items 1, 2 and 3.

1. The Planning Department must be in receipt of a Site Plan approval from The Division of Fire and Life Safety prior to issuance of a Building Permit.
2. Trident will consult with Public Works about the water and sewer service and provide a Water Sewer Connection Permit to Planning prior to a Building Permit being issued.
3. Trident will provide 10 additional spaces for use by bunkhouse residents on Lots 7 and 8. This parking requirement will remain in effect for the duration of the buildings use as a bunkhouse. If the use of the building changes parking requirements per CMC 18.48 will be enforced.

Yeas: Bailer, Greenwood, LoForte, Srb, McGann & Pegau

Nay: None

Absent: Reggiani

Conflict of interest: None

6-0 Amendment to the Main Motion Passed

Yeas: Bailer, Greenwood, LoForte, Srb, McGann & Pegau

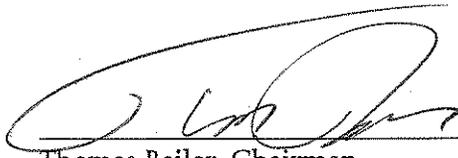
Nay: None

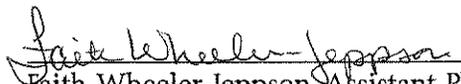
Absent: Reggiani

Conflict of interest: None

6-0 Main Motion Passed

- F. Audience Participation
None
- G. COMMISSION COMMENTS
None
- H. ADJOURNMENT
M/Srb S/McGann
Motion to adjourn at 12:15 pm


Thomas Bailer, Chairman 10-12-12 Date


Faith Wheeler-Jeppson, Assistant Planner 10/12/12 Date