

## Regular Meeting

### City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



### Regular Meeting Minutes – Draft

Council Chambers

Wednesday, March 13, 2019

7:00 PM

### Planning and Zoning Commission

## Regular Meeting

### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

Commission Chair Jess Gondek called the meeting to order at 7:07 PM.

#### II. ROLL CALL

Present – 6 Commission Chair Jess Gondek  
Commission Member Rhonda Wade  
Commission Member Don Haase  
Commission Member Harold Blehm  
Commission Member Roger Kipar  
Commission Member Grant Uren

Excused - Commission Member Brandon Reese

Also Present - Rochelle Rollenhagen, Planning and Zoning Director  
Kate Huber, Senior Planner  
Members of the Audience

#### III. APPROVAL OF MINUTES

1. Approval of Planning and Zoning Commission Regular Meeting Minutes of December 12, 2018

MOTION: Commission Member Haase moved, seconded by Commissioner Kipar, to approve the Planning and Zoning Commission Regular Meeting Minutes of December 12, 2018. The motion carried by the following vote after the following discussion occurred.

##### VOTE ON THE MOTION

Yeas: 6 – Commissioner Gondek, Commissioner Wade, Commissioner Blehm, Commissioner Kipar, Commissioner Uren and Commissioner Haase  
Excused – 1 Commissioner Reese

#### IV. PUBLIC BUSINESS FROM THE FLOOR

No public business from the floor.

#### V. NEW BUSINESS

1. Approval of Conditional Use Permit Application #19-01 for Gravel Extraction on a Portion of Tract A, ASLS 79-116 (1500 Airport Road) from Roger Kipar

MOTION: Commission Member Haase moved, seconded by Chair Pro Tempore Blehm, to staff recommends that the commission approve conditional use permit #19-01 for gravel extraction on a portion of Tract A,

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ASLS 79-116 (1500 Airport Road) from Roger Kipar. It is the opinion of the Planning Department that it is in the public's best interest for gravel extraction to occur in the City's rivers until a detailed gravel management plan can be developed based on current hydrological data. The motion carried by the following vote after the following discussion occurred.

Commissioner Kipar was asked to step down from the dais and speak to the Commission as an applicant.

Director Rollenhagen stated that the conditional use permit approval was the first step in the gravel lease process. Several Commissioners asked questions to Mr. Kipar regarding his application. Commission Chair Gondek asked for the proper steps for the gravel lease process. Director Rollenhagen and Senior Planner Kate Huber explained the steps and stated if the Commission had any restrictions or concerns now was the time to express that. Discussion continued and Mr. Kipar gave a presentation to further explain his plans.

### **VOTE ON THE MOTION**

Yeas – 4 – Commissioner Gondek, Commissioner Haase, Commissioner Blehm, Commissioner Uren  
Excused – 1 Commissioner Reese, Commissioner Wade  
Recused – 1 Commissioner Kipar

2. Approval of Conditional Use Permit Application #19-02 for a Proposed Fire Station at 401 West Pioneer Drive (Lot 1, Block 6, Block 20, Mineral Creek Subdivision)

MOTION: Commission Member Haase moved, seconded by Commission Member Kipar, to approve conditional use permit application #19-02 for a proposed fire station at 401 West Pioneer Drive (Lot 1, Block 6, Block 20, Mineral Creek Subdivision). The motion carried by the following vote after the following discussion occurred.

Commissioner Kipar spoke regarding concerns related to noise of fire alarm in residential neighborhood as well as snow removal. Commissioner Uren stated he did not agree with the proposed location.

### **VOTE ON THE MOTION:**

Yeas – 4 – Commissioner Gondek, Commissioner Haase, Commissioner Blehm, Commissioner Kipar  
Nay – 1 Commissioner Uren  
Excused – 1 Commissioner Reese, Commissioner Wade

## VI. **COMMISSION BUSINESS FROM THE FLOOR**

Commissioner Kipar stated how addressing the commission from the podium feels. Director Rollenhagen said the Airport Master Plan would be discussed at 6 PM Thursday, March 21<sup>st</sup> in the Council Chambers as a work session.

## VII. **ADJOURNMENT**

## **Regular Meeting**

Chair Jess Gondek adjourned the meeting at 7:57 PM.

DRAFT