
City of Bethel, Alaska

Planning Commission

April 13, 2023

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER:

A regular meeting of the Planning Commission was held virtually via Zoom and in person at the City Hall Council Chambers in Bethel, Alaska on April 13, 2023. The Chair of the Commission, Kathy Hanson called the meeting to order at 6:35 PM.

II. ROLL CALL:

Compromising a quorum of the Commission, the following members were present for roll call: Kathy Hanson, Lorin Bradbury, Alex Wasierski, Shadi Rabi, Haley Hanson, Greg Morgan and Council Rep. Sophie Swope

Excused absence: Stosh Hoffman

Also Present: Pauline Boratko, Recorder

III. PEOPLE TO BE HEARD: Jeff Sanders-voiced his concern of the zoning in the Comprehensive Plan for City Sub.

IV. APPROVAL OF THE AGENDA:

MOVED:	Haley Hanson	Motion to approve the agenda.
SECONDED:	Lorin Bradbury	
VOTE ON MOTION	Unanimous	

V. APPROVAL OF THE MINUTES:

MOVED:	Lorin Bradbury	Motion to approve regular meeting minutes for March 9, 2023
SECONDED:	Haley Hanson	
VOTE ON MOTION	Unanimous	

VI. SPECIAL ORDER OF BUSINESS:

UNFINISHED BUSINESS: Purpose: To obtain a Conditional Use Permit for a church to be located in the residential zone and a variance to reduce the buffer on the east side of the property from 8 feet to 5 feet. Location: Noel Polty Blvd in the Kasayuli Subdivision; Plat 96-23 Block 13 Lot 6 Applicant/Property Owner: Stephen D. Holmes:

Chair of the Commission Kathy Hanson opened the public hearing.

The Chair asked members of the Commission to disclose any conflicts of interest or Ex Parte Communications they may have had on the action before them.

Testimony by Interested Parties:

LaQuita Chmielowski, Planner gave her report.

Commissioners asked questions of the Planner

Owner and applicant Stephan D. Holmes gave his presentation.

People to be heard: Mark Springer spoke in support of the CUP and Variance.

Planner LaQuita Chmielowski did not have any closing comments.

Planning commission deliberated.

MOVED:	<i>Lorin Bradbury</i>	<i>Motion to approve the Conditional Use Permit for a church to be located in residential zone and Kasayuli Subdivision and a Variance to reduce the buffer on the east side from 8 feet to 5 feet with conditions (Resolution 23-01)</i>
SECONDED:	<i>Haley Hanson</i>	
VOTE ON MOTION	<i>3-yes; 2-no; motion passes</i>	

Before the vote took place, the internet connection was lost, which caused two of our members unavailable to vote yet we did still maintained a quorum.

Chair of the Commission Kathy Hanson, closed the public hearing

VII. NEW BUSINESS:

VIII. PLANNER'S REPORT:

IX. COMMISSIONER'S COMMENTS:

- K.Hanson- Glad you found a spot
- L. Bradbury-no comment
- A. Wasierski-no comment
- S. Swope-no comment
- H. Hanson-no comment
- S. Rabi-no comment
- G. Morgan-no comment

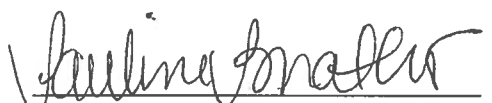
X. ADJOURNMENT:

MOVED:	Lorin Bradbury	Motion to adjourn the meeting.
SECONDED:	Haley Hanson	
VOTE ON MOTION	Unanimous	

With no further business the meeting adjourned 7:29 pm

APPROVED THIS 1st DAY OF May, 2023


Kathy Hanson, Chair


ATTEST: Pauline Boratko, Recorder