

FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION
ASSEMBLY CHAMBERS, BOROUGH ADMINISTRATIVE OFFICES

AGENDA

7:00 p.m.
October 12, 2004

NOTE* A work session regarding the 2004 Land Nomination Program presented by Ms. Shaw is scheduled at 6:30 pm.

A. ROLL CALL

B. MESSAGES

1. Chairperson's Comments
2. Communications to the Planning Commission
3. Citizen's Comments – limited to three (3) minutes
 - a) Agenda items not scheduled for public hearing
 - b) Items other than those appearing on the agenda

C. *MINUTES

D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of Consent Agenda passes all routine items indicated by asterisk (*) on agenda. Consent Agenda items are not considered separately unless any Planning Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

E. PUBLIC HEARING

[AP002-2005](#) / [VA001-04](#) An appeal by Peter Sandberg on behalf of himself, Roland Castillo, and Claire Vanderbilt of the Platting Board's July 28, 2004 denial of their request to vacate the 33' wide roadway easement for Decathlon Avenue between King Road and Discovery Drive within the south boundary of Government Lots 45 and 46, Section 13, Township 1 South, Range 2 West, Fairbanks Meridian, AK. **(between King Road and Discovery Drive)**

[V007-2005](#) A request by Robert Witt for four (4) lot size variances to the Multiple Family residential minimum lot size requirement of 5,000 sf. in order to replat Lot 05, Block 21 Bjerremark Subdivision into four (4) lots ranging in size from 4,995 sf. to 2,509 sf. for purposes of constructing zero lot line townhouses. **(located south of 24th Avenue and west of Bjerremark Street)**

[CU006-2005](#) A request by the FNSB Department of Land Management for conditional use approval of a fire station in the Rural Estate-2 zone on a portion of Tax Lot 2323, Section 23, Township 1 North, Range 1 West. **(located east of Farmer's Loop Road and north of Skyline Drive)**

[CU007-2005](#) A request by Zion Evangelical Lutheran Church for conditional use approval for business, public and governmental office use in the Multiple Family Residential/Professional Office zone, pending approval of RZ026-2004, on Lots 1A and 12A, Block 02, Mooreland Acres. **(located south of Airport Way and north of McCullam Avenue)**

[RZ026-2004](#) A request by Zion Evangelical Lutheran Church to rezone approximately 49,000 sf. comprising Lots 1A and 12A, Block 02, Moorland Acres from Two Family Residential to Multiple Family Residential/Professional Office with special limitations or other appropriate zone. **(located south of Airport Way and north of McCullam Avenue)**

[RZ004-2005](#) A request by Michael J. Knoche to rezone approximately 4.6 acres from Rural Farmstead-4 to Rural Farmstead-2 or other appropriate zone on Lot 02 Unity Estates. **(Located east of Jones Road and west of Horsetail Trail)**

- F. UNFINISHED BUSINESS
- G. NEW BUSINESS
- H. COMMISSIONER'S COMMENTS
- I. ADJOURNMENT