

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

AGENDA

7:00 p.m.

August 31, 2004

(Rescheduled from August 17, 2004)

- 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

V002-2005 A request by Lambert Hazelaar for a rear yard setback variance of two feet to the five foot rear yard setback requirement of the Two-Family residential zone in order to expand and enlarge an existing detached garage located to within three feet of the south lot line on Lot 1B, Block 09, North Addition Fairbanks Townsite. **(located south of Minnie Street and west of Monroe Street)**

V003-2005 A request by Reina Properties for a side yard setback variance of five feet to the side yard setback requirement of the Rural Estate-2 zone for an existing single family home located twenty feet from the west lot line of Lot 04, Block 06 Ridgepointe Subdivision Second Addition. **(located north of Forest Drive)**

V004-2005 A request by Gary Milke and Joni Withrow for setback variances of 5 feet and 15 feet to the 25 foot side and rear yard setback requirement in the Rural Residential zone in order to construct a single family residence to within 20 feet of the north lot line and 10 feet of the east lot line on Lot 27 Vue Crest Portion 2 Subdivision. **(located on the east side of Crest Drive at its northern end)**

CU002-2005 A request by Great Northwest, Inc. for conditional use approval of a professional office building in the Rural and Agricultural-5 zone on TL-500, Section 05, Township 1 South, Range 1 West. **(located north of College Road between and across from Morgan Way and Westwood Way)**

RZ002-2005 A request by Gospel Outreach to rezone Lots 21W and 22, Block 02 and Lots 01 and 02, Block 03, Charles Slater Subdivision from Two-Family Residential to Light Commercial. **(located at the NE and SE corners of the Minnie Street and Monroe Street intersections)**

Postponed

F. UNFINISHED BUSINESS

CU001-2005 Notice of Reconsideration

G. NEW BUSINESS

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT