

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

AGENDA

7:00 p.m.
April 19, 2005

NOTE* **A worksession regarding the Comprehensive Economic Development Strategy document (CEDS) is scheduled for 6:00 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

RZ023-2005 A request by Raymond Young and Jeradell Dezarn-Young to rezone Lots 01 and 02 Dezarn Subdivision from Light Industrial/ANSA to Rural Residential/ANSA or other appropriate zone. **(located north of Supply Road along the east bank of the Chena River)**

AP003-2005 (SD017-05/RP027-05 Fox Bluffs Subd) – An appeal by Gold Country Estates Preservation Group, Inc. of the Platting Board's December 15, 2004 approval of a request by RCH Surveys on behalf of Darrell R. Kniffen II and Margery T. Kniffen to subdivide Lot 05, Block 08, Gold Country Estates, 1st Addition and First Chance Association, MS 1980 (TL-806) and a portion of TL-804 into 55 lots ranging in size from approximately 1.0 acres to 2.9 acres to be developed in five phases with the final phase due in 2014, and approval of the associated variance from Title 17.100.040.C.5 allowing Fox Bluffs Drive to intersect Bullion Drive on a curve, all within Section 07 and 08, Township 1 North, Range 1 East, Fairbanks Meridian, Alaska. **(located on Bullion Drive off Goldmine Trail)**

F. UNFINISHED BUSINESS

V012-2005 Findings of Fact (ADOT/PF on behalf of Gavora Inc.)

V013-2005 A request by Jeff Ballek for a setback variance of two (2) feet to the Two Family Residential front yard requirement of twenty (20) feet for an existing single family home located eighteen (18) feet, six (6) inches from the west lot line on Lot 134, Stillmeyer Estates. **(located east of Shellinger Street and south of Patriot Drive)**

G. NEW BUSINESS

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT