

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

**AGENDA**

**7:00 p.m.**  
**June 7, 2005**

- 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

**V016-2005** A request by Dennis Rogers for a front yard setback variance of thirty five (35) feet to the Rural Estate-4 front yard setback requirement of thirty five (35) feet in order to construct a garage up to the front lot line of Lot 10, Block 04 Musk Ox Subdivision. **(located off Eldorado Road between Ballaine Road and Moose Trail)**

**V017-2005** A request by Lorene Kinsey for a lot size variance of 150 sf. to the 5,000 sf. lot size minimum in the Multiple Family Residential/Professional Office zone **AND** a setback variance of 5' to the 10' side yard requirements in the MFO zone in order to demolish the existing structure and build a new single family residence to within 5' of both side lot lines on the existing 4,850 sf. lot size on Lot 04B, Block 102 Fairbanks Townsite. **(located north of 9<sup>th</sup> Avenue west of Barnette Street)**

**V018-2005** A request by Christina and Bradley Nussbaumer for two (2) lot size variances of 67,652.8 sf. to the 160,000 sf. minimum lot size requirement in the Rural Estate-4 zone in order to subdivide and create two (2) 92,347.2 sf. lots from Lot 33, Block 07 Rosie Creek Subdivision. **(located north of Kallenberg Road between Cripple Creek Road and Frida Way)**

**RZ030-2005** A request by Fairbanks Community Food Bank to rezone Block 23 Bjerremark Subdivision from Light Industrial to General Commercial or other appropriate zone. **(located between 26<sup>th</sup> and 27<sup>th</sup> Avenues and Rickert and Bjerremark Streets)**

**RZ031-2005** A request by Jim Gappert to rezone Lots 11, 12 and 13, Block 17 Smith Ranch Subdivision from Rural Estate-2 to Two Family Residential or other appropriate zone. **(located on the southeast corner of Fairchild Avenue and Western Avenue)**

[RZ032-2005](#) A request by Brad and Andrea Snow to rezone Lots 01 and 02, Block 03 Charles Slater Subdivision from Two Family Residential to Multiple Family Residential/Professional Office or other appropriate zone. **(located on the northeast corner of Minnie and Monroe Streets)**

[OC002-2005](#) – An Ordinance repealing Chapter 8.16 and amending Title 18 of the Fairbanks North Star Borough Code of Ordinances relating to Junkyards.

[Substitute Ordinance](#)

[AP004-2005 \(VA 007-05\)](#) – Appeal of the Platting Board's 4-26-05 denial of a request by Barbara and Patrick Gaston to vacate the 33' public access and utility easement within the northern and western boundaries of Gov't Lot 18, BLM Small Tracts, Sec 23, T1S, R2W, FM AK. **(located on Supply Rd and Stealey St)**

F. UNFINISHED BUSINESS

**V015-2005** Findings of Fact (Don & Diane Kardash)

**RZ028-2005** Findings of Fact (Shane Sandberg)

**RZ029-2005** Findings of Fact (Darrell Russell aka Denali Builders)

G. NEW BUSINESS

H. COMMISSIONER'S COMMENTS

I. ADJOURNMENT