

EAST BETHEL PLANNING COMMISSION MEETING  
March 25, 2025

MEMBERS PRESENT: Chair Sharon Johnson, Glenn Terry, Tanner Balfany, and Kory Jorgensen.

MEMBERS ABSENT: Brian Downie

ALSO PRESENT: Kendra Lindahl, Community Development Director  
Grace Gerard, City Planner  
Brian Mundle, City Council Liaison  
Curt Strandlund, Classic Construction President/Owner  
Bill Wright, Pan-O-Gold Baking Co. Fleet and Facilities Manager

### 1.0 Call to Order

Chair Johnson called the Planning Commission regular meeting to order at 7:00 pm.

### 2.0 Adopt Agenda

**Commissioner Balfany moved and Commissioner Terry seconded to adopt the agenda as presented.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

### 3.0 Council Liaison Update

Council Liaison Mundle updated the Commission on recent Council actions.

The next Planning and Zoning Commission meeting is scheduled for April 22, 2025.

### 4.0 Approve February 25, 2025, meeting minutes

Terry requested an addition on page 2, line 51 following “with setting a precedent” to add to the sentence “as it is a unique location, at the end of a cul-de-sac.”

Terry requested a change on page 2, line 56, to change “Terry noted” to “Jorgensen noted.”

Terry requested a clarification on page 2, line 76 and line 79, that he was corrected and did not need to abstain from that vote. He did vote in favor on that item.

Balfany noted he would abstain from the vote on this item since he was not present at the meeting.

**Commissioner Terry moved and Commissioner Jorgensen seconded to approve the February 25, 2025 regular meeting minutes as corrected.** Johnson asked any discussion? To the motion, all in favor say aye. **Johnson, Terry, Jorgensen -Aye; Balfany- Abstain.** Johnson asked any opposed? That motion passes. **Motion passes.**

### 5.0 Public Hearing – Consider the request by applicant, Classic Construction, for Site Plan and Conditional use Permit (CUP) at 18750 Ulysses Street NE

Lindahl introduced the new City Planner, Grace Gerard.

Gerard introduced herself to the Commission and noted that she is excited to begin working with them.

Lindahl reviewed the staff report stating that this is a public hearing for a Site Plan and Conditional Use Permit to allow a second building at 18750 Ulysses Street NE. The applicant is Classic Construction. The parcel is guided Light Industrial and zoned I- Light Industrial. The original approval of the lot showed that conceptually, in the future that a second building would be added. The applicant is proposing landscaping by relocating some landscaping. She noted that they simply need to ensure that landscaping between the two buildings is met. The Ordinance includes 10 general standards for Conditional Use Permits and additional standards for Cite Plan approval. Staff has found that the

applicant has met the standards. The engineer's comments have not yet been received. The loading areas will need to be screened from the public right-of-way. A draft Resolution has been provided in the packet with conditions for approval listed.

Johnson opened the public hearing at 7:17 p.m.

Strandlund noted concerns he has for the screen walls along the dock. He added that the screen walls on the existing building is a one-purpose building, so there is a front entry to the building. The new building is a multi-tenant building, he noted that screening the building would not give adequate access to both tenants.

Balfany noted that it appears as if the loading dock area on the building is a bit recessed, he asked if that is the same on the first building.

Strandlund noted that the whole building is built up, so both sides are recessed roughly 44 inches, so the wheels of trucks would not be seen.

Johnson asked about the schedule for this project.

Strandlund noted that they are getting through the process and would like to get going this season.

Johnson asked if he was aware of the screening before the meeting.

Strandlund mentioned that they were made aware when they received the packet. He added that he built other buildings in the community with docks that are not screened.

Johnson added that she was surprised that screening was required.

Lindhahl read the Code, which stated that screening must be provided. She also noted that they can work with them to discover other options for screening.

Wright noted that he oversaw the project on building number one and has worked closely with building number two. He discussed the difficulties with building screening walls on building number two. He added that he would like to investigate buildings in the area that were not required to have screening walls and possibly apply for a variance request.

Johnson asked about the timeline if they applied for a variance.

Lindhahl explained that the burden of proof is on the applicant for reasoning to need a variance. The variance request would go to the Planning Commission and then to City Council for approval. Depending on application turnaround, the variance could come back next month at the earliest.

Jorgensen asked what the actual definition of screening is.

Lindhahl noted that if the Code does not define it, they use the Webster dictionary definition.

Johnson suggested working with staff over the next month to work on a variance request.

Balfany suggested recommending approval with the screening conditions to keep the project moving forward, then they can later discover if changes need to be made to meet the Code.

Terry added that he recalls from past projects that the screening must be six feet in height.

Jorgensen asked if they could approve it in the way that Balfany suggested.

Lindhahl added that the resolution provided in the packet does not state how they screen it, just that screening is required. She added that they could approve it with that condition.

Strandlund noted that he would work with staff to find a screening solution.

Johnson closed the public hearing at 7:45 p.m.

Terry asked if the site met the parking requirements.

Lindahl stated that the site has more parking than Code requires.

**Commissioner Balfany moved and Commissioner Terry seconded to recommend approval to City Council with the conditions set forth in the provided Resolution.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes.

**Motion passes unanimously.**

This item goes before City Council on April 21, 2025.

## **8.0 Adjournment**

**Commissioner Balfany moved and Commissioner Jorgensen seconded to adjourn at 7:48 pm.**

Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

Submitted by:

Sylvia Rokosz

*TimeSaver Off Site Secretarial, Inc.*