

City of East Bethel
Planning Commission Agenda
Planning Commission Regular Meeting
Date: November 25, 2025



Two or more Council Members and/or the Mayor may be in attendance at this meeting.
If two or more Council Members and the Mayor attend the event, there will be a quorum of Council Members.

This meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)

1. Call To Order
2. Adopt Agenda
3. Council Liaison Update
4. Approval of Minutes: October 28, 2025
5. Elect of Vice Chair of Planning Commission
6. Interview of Planning Commission Applicant: Gerald Tiah
7. **Public Hearing.** Consider requests for variances for front yard and side yard setbacks at 19511 East Front Boulevard NE (PID #25-33-23-12-0003) (City File 25-033)
8. **Public Hearing.** Consider a request for a Conditional Use Permit for a Lower Potency Hemp Edibles Retailer for The Smoke Saloon at 18429 Highway 65 (PID #32-33-23-42-0008) (City File 25-034)
9. **Public Hearing.** Consider a request for a Conditional Use Permit for a Cannabis Microbusiness for 5D Dispensary at 18447 Highway 65 NE Unit B (PID #32-33-23-43-0007) (City File 25-032)
10. Consider a Site Plan Review for AMBA East Bethel Commercial at PID# 32-33-23-21-0012 (City File 25-031)
11. Staff Update
12. Adjourn