

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 23, 2020 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

Commission Chair Twait called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

Commission Chair Twait led those assembled in the Pledge of the Allegiance.

2. Roll Call

Commissioners present: J. Twait, D. Fikes, J. Halstead, G. Greenberg

Commissioners absent: T. McIntyre, R. Springer, V. Askin

Staff/Council Liaison present: City Manager P. Ostrander, Planning Assistant W. Anderson, Deputy City Clerk J. LaPlante, Animal Control Officer J. Hendrickson, Council Liaison H. Knackstedt

A quorum was present.

3. Agenda Approval

Chair Twait noted the following revisions to the packet:

- Add to item F.1. **Resolution No. PZ2020-30**
- Memorandum to Commission
 - Revised Staff Report and Resolution to Add an Additional Condition of Approval
 - Pictures of Shetland Sheep Dog (Sheltie)
 - Informational Sheet for Shetland Sheep Dog

MOTION:

Commissioner Halstead **MOVED** to approve the agenda with the requested additions and Commissioner Greenberg **SECONDED** the motion. There were no objections; **SO ORDERED**.

4. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner Greenberg

SECONDED the motion. There were no objections; **SO ORDERED**.

All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

5. *Excused absences – T. McIntyre, R. Springer, V. Askin

B. APPROVAL OF MINUTES

1. *September 9, 2020

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS – None.

F. PUBLIC HEARINGS

1. **Resolution PZ2020-30** – Application for a Conditional Use Permit for the breeding and sale of dogs, for the property described as Lot 1, Block 7, North 90 feet thereof, Mommsens Subdivision Replat Additions No. 1 and 2, located at 1115 First Street, Kenai, Alaska 99611. The application was submitted by Robert H. and Donna L. Myers, 1115 First Street, Kenai, Alaska 99611

MOTION:

Commissioner Greenberg **MOVED** to approve Resolution No. PZ2020-30 and Commissioner Halstead **SECONDED** the motion.

The staff report was reviewed as provided in the laydown. The memorandum in the laydown was referenced, specifically noting it was the intent of the applicant to only have one litter of puppies a year and the Kenai Animal Control agreed it was a reasonable condition.

Chair Twait opened the floor for public testimony.

The applicants, Robert and Donna Meyers, introduced themselves noting the business would be small in scale and a financial opportunity for their teenage daughter, assuring that the dogs were a well-cared for part of the family, living indoors with them, and well socialized. They described the temperament and herding behavior of that type of dog and added that their dogs were current on vaccines, and medically healthy.

It was clarified that puppy vaccinations would be done by a veterinarian's office and it was the intent to re-home the puppies before the age of 3 months.

Noise concerns, training, and the market of demand for the puppies were also addressed.

The Kenai Animal Control provided information on the current kennel certification and inspection process per Kenai Municipal Code, and clarified that this was the only commercial kennel permit in the City of Kenai, noting all of the others were private kennel permits.

There being no one else wishing to be heard, public comment was closed.

Concern was expressed regarding the letter in the packet from a nearby neighbor. The Animal Control Officer noted the protocols in place and action steps with any form of complaint, adding the permit compliance requirements.

VOTE:

YEA: Twait, Fikes, Halstead, Greenberg

NAY:

MOTION PASSED UNANIMOUSLY.

Chair Twait noted the 15-day appeal period.

G. **UNFINISHED BUSINESS** – None.

H. **NEW BUSINESS** – None.

I. **PENDING ITEMS** – None.

J. **REPORTS**

1. **City Council** – Council Member Knackstedt reported on the actions from the September 16 City Council meeting, and noted protocols put in place in Council Chambers as guided by CDC to safely allow all Commission members to meet in-person.
2. **Borough Planning** – Commissioner Fikes reported on the actions of the Borough Planning Commission meeting of September 14. The next meeting is scheduled for September 28.
3. **Administration** – City Manager reported on the following:
 - Bluff erosion project update – the Preconstruction Engineering Design (PED) was signed, fully executed;
 - Land Management Plan is passed the draft stage, being reviewed internally, hopefully will go before the Planning & Zoning Commission and Council this year;
 - Provided an update on the new Ravn airlines – new date to start scheduled for October 9; intending to operate 7 days a week.

K. **ADDITIONAL PUBLIC COMMENT** – None.

L. **INFORMATIONAL ITEMS** – None.

M. **NEXT MEETING ATTENDANCE NOTIFICATION** – October 14, 2020

N. COMMISSION COMMENTS & QUESTIONS – None.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:58 p.m.

Minutes prepared and submitted by:



Jacquelyn LaPlante
Deputy City Clerk

