

1. CALL TO ORDER

A regular meeting of the Dillingham Planning Commission was held on Wednesday, April 7, 2021, through virtual meeting format (Zoom), Dillingham, Alaska. Chair Kaleb Westfall called the meeting to order at 5:38 p.m.

2. ROLL CALL

Commission members present and establishing a quorum (a quorum being four):

Kaleb Westfall	Jason Lamson	Elizabeth Clark
Gregg Marxmiller	Jessica Denslinger	

Staff in attendance:

Cynthia Rogers

3. APPROVAL OF MINUTES

- a. March 9, 2021

MOTION: Elizabeth Clark moved and Jason Lamson seconded the motion to approve the minutes.

VOTE: The motion to approve the minutes passed unanimously by voice vote.

4. APPROVAL OF AGENDA

MOTION: Gregg Marxmiller moved and Jason Lamson seconded the motion to approve the agenda.

VOTE: The motion to approve the agenda passed unanimously by voice vote.

5. COMMUNICATIONS

- a. Communications to the planning commission

There were no communications.

- b. Planner's report

The status of ongoing city projects and recommendations for the resolutions were reviewed.

- c. Citizen's comments on items not on the agenda

There were no comments.

6. PUBLIC HEARINGS

- a. Conditional Use Permit, Rural Retail Management, LLC, (DBA Alaskan Grown Cannabis), Lot 3 USS 2732, Block 31, 213 West A Street, Dillingham, AK 99576

Gorden Isaacs: Spoke about concerns with the approval of the CUP, including inadequate parking, incompatibility with traffic patterns, and business location.

Jana Weltzin: Spoke about movement of products, requested one year period to move conexas, and business experience of group to manage customer traffic.

Jason Evans: Spoke about the development of the retail business in Dillingham and other communities.

Bert Luckhurst: Spoke about conexas and parking areas.

Gorden Isaacs: Spoke about parking concerns.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. NEW BUSINESS

- a. Adopt Resolution 2021-02; A Resolution of the Dillingham Planning Commission Supporting a Flood Hazard Permit Variance Request for Rural Retail Management, LLC, DBA Alaskan Grown Cannabis, at 213 West A Street.

MOTION: Elizabeth Clark moved and Jason Lamson seconded the motion to adopt the resolution.

VOTE: The motion to adopt the resolution passed unanimously by voice vote.

- b. Adopt Resolution 2021-03; A Resolution of the Dillingham Planning Commission Supporting Approval of a Conditional Use Permit Application for Rural Retail Management, LLC, DBA Alaskan Grown Cannabis, at 213 West A Street.

MOTION: Elizabeth Clark moved to amend the resolution to include a condition that the applicant will provide in advance a diagram of, and staff/customer training material for, business traffic patterns. The motion was not seconded.

MOTION: Jason Lamson moved and Elizabeth Clark seconded the motion to adopt the resolution.

VOTE: The motion to adopt the resolution passed unanimously by voice vote.

9. CITIZEN COMMENTS

Gorden Isaacs: Spoke about traffic concerns.

10. COMMISSIONER COMMENTS

Elizabeth Clark:

- Appreciated commissioner discussion and public comments.
- Expressed concerns regarding traffic patterns and congestion.

Jessica Denslinger:

- Thanked everyone for participating.

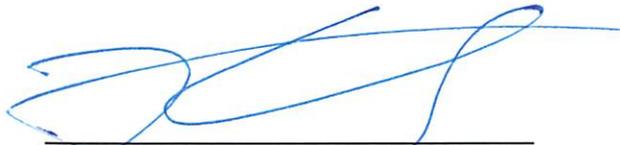
Kaleb Westfall:

- Expressed concerns regarding traffic patterns.
- Would like to examine code to identify areas where inconsistencies could be addressed and enforced across all businesses.
- Appreciates everyone's attendance and participation.

The next regular Planning Commission meeting is scheduled for May 12, 5:30 p.m.

11. ADJOURNMENT

Chairman Westfall adjourned the meeting at 7:32 p.m.



Kaleb Westfall, Chair

ATTEST:



Cynthia Rogers, Planning Director

Approval Date: May 12, 2021