

By: Mark Whisenhunt
Introduced: December 3, 2018
Public Hearing: December 17, 2018
Action: Failed

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 18-30

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH MSB 17.60 - CONDITIONAL USES; ALLOWING THE OPERATION OF A JUNKYARD/REFUSE AREA, LOCATED AT 7430 WEST SUNRISE DRIVE (TAX ID# 6405000L006); WITHIN TOWNSHIP 18 NORTH, RANGE 2 WEST, SECTION 33, SEWARD MERIDIAN.

WHEREAS, an application for a conditional use permit under MSB 17.60 - Conditional Uses has been received from Dewayne Creech (dba DC Auto Repair) for the operation of a junkyard/refuse area at 7430 West Sunrise Drive (Tax ID# 6405000L006); within Township 18 North, Range 2 West, Section 33, Seward Meridian; and

WHEREAS, MSB 17.60.030(A)(1) requires a conditional use permit for the operation of a junkyard/refuse area; and

WHEREAS, unless this type of use is maintained under and in accordance with a lawfully issued permit, junkyards and refuse areas are declared to be a public nuisance; and

WHEREAS, the property was originally developed in 1974 with a residential home, which was the sole use of the property until the applicant purchased the property in June of 2003; and

WHEREAS, the subject parcel sits on the south side of West Sunrise Drive, approximately 600 feet west of North Pittman Road; and

WHEREAS, a 6-foot tall wood-plank fence is constructed along the east half of the northern property line. There is currently approximately 300 feet of fencing; and

WHEREAS, according to the application material, the applicant proposes to construct an 8-foot tall wood-plank fence the full length of the northern property line, and along the north half of both the east and west side lot lines. The applicant proposes using existing vegetation to visually screen the remaining portions of the side lot lines and the entire length of the southern property line; and

WHEREAS, according to the application material, the operation gets approximately one to three customers a day; and

WHEREAS, according to the application material, work and storage involving fluids will be done within the shop on concrete floor, protected from the elements and containment will be achieved with drip pans and an absorption product known as "floor dry"; and

WHEREAS, the subject parcel is approximately 9.56 acres in size; and

WHEREAS, all of the required site plans and operational information have been provided by the applicant; and

WHEREAS, the existing vegetation intended for screening the proposed use is composed of both deciduous and evergreen trees and is approximately 100 feet in or more in width; and

WHEREAS, as a part of this application, the applicant notes he has a conditional use permit (17602003-0001) for a separate junkyard operation on Machen Road; and

WHEREAS, the Planning Commission reviewed this application, associated materials, and the staff report, with respect to the applicable standards set forth in MSB 17.60 - Conditional Uses; and

WHEREAS, the Planning Commission conducted a public hearing on December 17, 2018 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds this application does meet the standards of MSB 17.60.100 and 17.60.110 and does hereby approve the Conditional Use Permit for the operation of a junkyard/refuse area.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 17th day of December, 2018.

COLLEEN VAGUE, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

FAILED UNANIMOUSLY: Vague, Anderson, Patterson, Chesbro, Elder, Glashan, and Mossanen