



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, January 14, 2020

12:00 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Present: 5 - Chris Fry, Dave Kensinger, Sally Dwyer, Nancy Strand and Heather O'Neil

Excused: 2 - Richard Burke and Tor Benson

3. ACCEPTANCE OF AGENDA:

A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Nancy Strand, that the agenda be approved as presented. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer,
Commissioner Strand and Commissioner O'Neil

4. APPROVAL OF MINUTES:

There are no minutes from the December 10, 2019 meeting yet available.

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

None

7. PUBLIC HEARING ITEMS:

- A. Recommendation to Borough Assembly on an application from Rob Schwartz to purchase approximately 35,000 sf. of borough property located at N 14th Street.

Director Cabrera gave an update on this application request with different options for the Commission.

The motion was made by Commissioner Heather O'Neil, seconded by Commissioner Nancy Strand, that this recommendation be postponed. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer,
Commissioner Strand and Commissioner O'Neil

Schwartz.All (Revised)

Attachments: [7B_Schwartz_All](#)

- B. Consideration an application from Jode and Michaelyn Coil for a variance from the 10' side yard setback requirement to allow for construction of a 120 sq. ft. woodshed 5' from the property line at 103 Jenny LN (01-003-205)

Joann Thynes spoke on her own behalf.

A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Heather O'Neil, that this consideration be postponed. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Coil Variance

Attachments: [COIL_ALL](#)

- C. Consideration of an application from Josh and Rachel Etcher for a variance from the 20' front yard setback and 10' side yard setback requirements to allow for construction of an uncovered deck 17' from the front property line and 5' from the side property line at 1306 Gjoa St. (01-005-605)

Michael Sean Etcher spoke on behalf of the Etchers to explain the reason for the deck location.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, that this variance be approved. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Approve the application from Josh and Rachel Etcher for a variance from the 20' front yard setback and 10' side yard setback requirements to allow for construction of an uncovered deck 17' from the front property line and 5' from the side property line at 1306 Gjoa St. (01-005-605) to include findings of fact for #1 stating the house is situated as such that the deck cannot be built without the variance.

A motion was made by Commissioner Heather O'Neil, seconded by Commissioner Sally Dwyer to approve the application from Josh and Rachel Etcher for a variance to include findings of fact for #1 stating the house is situated as such that the deck cannot be built without the variance. The vote carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Josh & Rachel Etcher Variance

Attachments: [ETCHER_ALL](#)

- D. Consideration of an application from 4&4 Rentals, LLC (Josh and Rachel Etcher) for a conditional use permit to allow for construction of a net house at 112 Cornelius Rd (01-031-610)

Sean Michael Etcher spoke on behalf of Josh & Rachel Etcher.

A motion was made by Commissioner Heather O'Neil, seconded by Commissioner Sally Dwyer, that this variance be approved. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

4&4 Rentals (Josh & Rachel Etcher)

Attachments: [ETCHER_ALL_CUP](#)

- E. Recommendation to the Borough Assembly on an application from Irene Roundtree, Dell & Rebecca Meyers, Merlita & Alan Honma, Drake Lyons, Kory Versteeg, and Carl Haaland to vacate the Neptune St Right-of-Way between Surf Street and the undeveloped portion of the Queen Street Right-of-Way

A motion was made by Commissioner Heather O'Neil, seconded by Commissioner Sally Dwyer, that this recommendation be postponed. The motion FAILED by a vote of

Opposed: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Recommendation to the Borough Assembly on an application from Irene Roundtree, Dell & Rebecca Meyers, Merlita & Alan Honma, Drake Lyons, Kory Versteeg, and Carl Haaland to vacate the Neptune St Right-of-Way between Surf Street and the undeveloped portion of the Queen Street Right-of-Way

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, that this recommendation be approved. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Roundtree et al Vacation

Attachments: [NeptuneALL](#)

- F. Recommendation to the Borough Assembly on an application from Greg and Wendy Einerson for a special use permit to allow for placement of 2,025 sf of fill at the end of the W. Lansing St. Right-of-Way to access property at 16 W. Lansing St. (01-007-768)

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Sally Dwyer, that this recommendation be approved. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Einerson SUP

Attachments: [Einerson ALL](#)

8 NON-AGENDA ITEMS:

- A. Commissioner Comments

Commissioner Kensinger asked Director Cabrera what the status is of the Zoning map. Director Cabrera stated this should be addressed mid-Spring.

- B. Staff Comments

- a. Update on Brian Whitney's CUP

Building Inspector Bertagnoli gave the Commission an update.

- b. The next regularly scheduled meeting is February 11, 2020 at 12:00pm

9. ADJOURNMENT:

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Sally Dwyer, that this be adjourned. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Commissioner Kensinger, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil