



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, June 11, 2019

1:00 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Present: 5 - Yancey Nilsen, Chris Fry, Sally Dwyer, Tor Benson and Richard Burke

Excused: 2 - Otis Marsh and Dave Kensinger

3. ACCEPTANCE OF AGENDA:

Commissioner Burke requested reversing the order of items "D." Burke Variance Application and "E." O'Neil Minor Subdivision Application.

The motion was made to reverse the order of item D & E under Public Hearings. The motion passed unanimously.

4. APPROVAL OF MINUTES:

The motion to approve the minutes from the April 9, 2019 meeting as presented passed unanimously.

Meeting minutes from April 9, 2019

Attachments: [Meeting Minutes from April 9, 2019](#)

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

- A. Acceptance and scheduling of an application from Kathy Riemer for a Conditional Use Permit for a home occupation (fabric shop) at 409 Sandy Beach Rd. (PID: 01-003-127).

Riemer CUP

Attachments: [Riemer CUP dox](#)

The motion was made by Commissioner Benson, seconded by Commissioner Burke to accept the scheduling of the Conditional Use Permit for the July 9, 2019 meeting. Motion passed unanimously.

7. PUBLIC HEARING ITEMS:

A. Consideration of Zoning Map for Service Area 1.

The motion was made by Commissioner Benson, seconded by Commissioner Dwyer to approve the Zoning Map for Service Area 1 as amended. The motion passed with a vote of:

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

Zoning ALL

Attachments: [Zoning ALL](#)

Zoning Amendment #7

John Reid spoke on his own behalf regarding amendment #7 in favor of zoning to Light Industrial.

The motion was made by Commissioner Benson, seconded by Commissioner Dwyer to approve amendment #7 to light industrial. The motion passed with a vote of

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

Amendment #18 (Murgas)

Amendment #18 - Murgas. Discussion. No change.

Amendment #31 (Karen Olsen)

Amendment #31 - Karen Olsen; Karen Olsen spoke on her own behalf requesting to retain the "Development Reserve". Discussion. No action taken-will remain General Industry.

Amendment #34 - Harold Medalen spoke on behalf of Paul Dupree requesting Light Industrial. Discussion.

The motion was made by Commissioner Burke, seconded by Commissioner Dwyer to approve amendment #34 zoning to Light Industrial. The motion passed by a vote of:

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

Amendment #39 - Olsen, O., Dahl, J. & Menish, B. Jerry Dahl spoke on his own behalf requesting zoning to be Light Industrial. Discussion.

The motion was made by Commissioner Burke, seconded by Commissioner Dwyer to approve amendment #39 to be zoned Light Industrial. The motion passed by a vote of:

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

B. Consideration of miscellaneous amendments to Development Code:

a. Establishing a definition for Modular Homes

The motion was made by Commissioner Benson, seconded by Commissioner Nilsen to approve the definitions of Modular Homes as submitted by staff. The motion carried by a vote of:

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

Modular Home

Attachments: [Modular Home](#)

b. Establish overlay district to reinstate uses and development requirements of the SF-2 - Single-Family, Special Use District (currently PMC 19.22)

Director Cabrera gave an explanation of this line item. Discussion.

The motion was made by Commissioner Benson, seconded by Commissioner Dwyer to approve the overlay as presented by staff. The motion carried with a vote of:

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

Single Family Special Use

Attachments: [Single Family Special Use](#)

- C. Consideration of an application from Dan and Darcie Ewert for a minor subdivision at 113 Somerset Lane (PID: 01-173-050 and 01-173-010)

The motion was made by Commissioner Benson, seconded by Commissioner Nilsen to approve the subdivision application, including the conditions set forth by staff. The motion carried by a vote of:

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

Ewert all

Attachments: [EWERT_ALL](#)

- D. Consideration of an application from Dennis and Heather O'Neil for a minor subdivision at 606 S. Nordic Dr. (PID: 01-010-082 and 01-010-089).

The motion was made by Commissioner Dwyer, seconded by Commissioner Burke to approve the minor subdivision application to include the findings of facts as submitted by staff. The motion carried by a vote of:

Yes: 5 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Burke

Excused: 2 - Commissioner Marsh and Commissioner Kensinger

O'Neil Minor Subdivision

Attachments: [ONEIL_ALL](#)

- E. Consideration of an application from Richard Burke for a variance from the front yard setback requirement to construct front porch steps 14' from the property line at 300 N. Third St. (PID: 01-007-262).

The motion was made by Commissioner Benson, seconded by Commissioner Nilsen to approve the variance application to include the findings of facts as submitted by staff. The motion carried by a vote of:

Yes: 4 - Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer and Commissioner Benson

Excused: 3 - Commissioner Marsh, Commissioner Kensinger and Commissioner Burke

Burke Variance

Attachments: [BURKE_ALL](#)

8. NON-AGENDA ITEMS:

- A. Commissioner Comments
- B. Staff Comments
 - a. Update on Brian Whitney CUP

Director Cabrera gave the Commission an update on the upcoming hearing on the conditional use permit for Bryan Whitney which is about to expire. Mr. Whitney has submitted a request for an extension so the original permitting process will be used to inform all property owners within 600 feet.

- b. The next regularly scheduled meeting is July 9, 2019 at 9:00am

9. ADJOURN:

The motion to adjourn was made by Commissioner Benson, seconded by Commissioner Burke to adjourn. The motion carried unanimously.

Commission Chair, Chris Fry

Date: