



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, April 9, 2019

12:00 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Present: 5 - Otis Marsh, Chris Fry, Sally Dwyer, Tor Benson and Richard Burke

By Phone: 1 - Dave Kensinger

Excused: 1 - Yancey Nilsen

3. ACCEPTANCE OF AGENDA:

A motion was made by Commissioner Richard Burke, seconded by Commissioner Sally Dwyer, to approve as presented.

Director Cabrera informed the commission they could delete the Hunter request under "Non-Agenda items, (a), at the Hunter's request.

A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Richard Burke to approve the agenda as amended. The motion passed unanimously.

4. APPROVAL OF MINUTES:

A motion was made by Commissioner Otis Marsh, seconded by Commissioner Richard Burke, to approve the minutes from the March 12, 2019 as submitted. The motion passed unanimously.

Meeting Minutes 3/12/2019

Attachments: [Meeting Minutes March 12, 2019](#)

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

None

7. PUBLIC HEARING ITEMS:

- A. Consideration of an Application from Carl and Marilyn Haaland for a Special Use Permit to fill a portion of the Neptune St ROW from Surf St to the rear yard of 605 S. Nordic Drive.

Carl Haaland spoke on his own behalf.

A motion was made by Commissioner Otis Marsh, seconded by Commissioner Sally Dwyer, to approve recommending to the Assembly the Special Use Permit.

A motion was made to amend the previous motion to recommend to the Assembly the application for the Special Use Permit to include the Findings of Fact as submitted in the Staff Report. The motion carried with a vote of

Yes: 5 - Commissioner Marsh, Chairperson Fry, Commissioner Dwyer, Commissioner Kensinger and Commissioner Burke

Excused: 2 - Commissioner Nilsen and Commissioner Benson

Haaland SUP

Attachments: [Haaland_ALL](#)

- B. Industrial Classifications in Zoning Code

Commission Chair Chris Fry opened the public hearing

Sara Stoner spoke on her own behalf in support of the newly amended proposed zoning with the exception of the size of the care-taker dwelling

Dave Thynes spoke on his own behalf in support of the General Industrial zoning w/no restrictions on residential structures. Discussion.

Alex Pfundt spoke on his own behalf in support of the zoning for his property.

Heather O'Neil spoke on her own behalf regarding uses for her property.

Commission Chair Chris Fry closed the public hearing

A motion was made by Commissioner Richard Burke, seconded by Commissioner Dave Kensinger to approve staff create a list of all the proposed changes submitted, in order to get them sent out to property owners zoned "Industrial" for comment at the next meeting. The motion carried by a vote of

Yes: 6 - Commissioner Marsh, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Excused: 1 - Commissioner Nilsen

Industrial Classifications

Attachments: [Industrial Zoning All](#)

C. Definition of Manufactured Home/Allowing Manufactured Homes in all Residential Districts

Director Cabrera spoke on HUD certification.

Kathi Reimer spoke on her own behalf. Discussion.

Gary Aulbach spoke on his own behalf and agreed with what Kathi Reimer spoke on.

Lyle Bennett spoke on his own behalf.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer to recommend to the Assembly they form a committee to look into alternatives for affordable housing. The motion carried with a vote of

Yes: 6 - Commissioner Marsh, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Excused: 1 - Commissioner Nilsen

8. NON-AGENDA ITEMS:

A. Commissioner Comments

B. Staff Comments

a.

Non-Comforming Uses

Attachments: [Staff Comments Non conforming Uses Memo](#)

Director Cabrera spoke on the non-conforming uses and adding language to clarify, and can bring that language to the next meeting. Also, adding a section called "Interpretations" which would allow anyone to come and ask staff to interpret a code, then put that in writing in order to remain consistent. Cabrera also spoke on the "Home Occupation" issue.

b. The next regularly scheduled meeting is May 14, 2019 at noon.

9. ADJOURNMENT:

A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Richard Burke, to adjourn. The motion carried unanimously.

Commission Chair, Chris Fry

Date: