



# Petersburg Borough

12 South Nordic Drive  
Petersburg AK, 99833

## Meeting Minutes Planning Commission

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Tuesday, March 19, 2019

12:00 PM

Assembly Chambers

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### Continuation of 3/12/2019 Meeting

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**Present:** 6 - Otis Marsh, Yancey Nilsen, Chris Fry, Sally Dwyer, Dave Kensinger and Richard Burke

**By Phone:** 1 - Tor Benson

**3. ACCEPTANCE OF AGENDA:**

Commissioner Burke would like to add Commissioner comments to discuss last night's Assembly meeting.

Commissioner Benson would like to move the Commissioner Comments to before the Public Hearing.

**A motion was made by Commissioner Richard Burke, seconded by Commissioner Dave Kensinger, to approve the agenda as amended. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

**4. COMMISSIONER COMMENTS**

Commissioner Benson clarified his desire for a productive process during the public hearing.

**5. PUBLIC HEARING ITEMS:**

Amendments ALL

**Attachments:** [!AmendmentsALL20190312](#)

General Comments ALL

**Attachments:** [!General Comments All 03.08.2019](#)

Recommendation of Proposed Zoning Map to Borough Assembly

Beginning with Amendment #30 - letter from Harold Medalen

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to close the public hearing on amendment #30-Medalen. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

**The motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer to approve amendment #30- Medalen.**

**A motion to amend the motion was made by Commissioner Richard Burke, seconded by Commissioner Sally Dwyer to postpone amendment #30 until after the industrial zoning has been reviewed.**

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

**Opposed:** 1 - Commissioner Benson

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer to approve as amended the motion to postpone amendment #30 until after the zoning has been reviewed. The motion was carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

Commissioner Fry opened the public hearing on amendment #31-Farragut Farms

Commissioner Fry closed the public hearing

**A motion was made by Commissioner Richard Burke, seconded by Commissioner Sally Dwyer to approving the amendment from Farragut Farms until feedback has been received from the Borough Assembly and the Bethesda Church as well as informing the church that their property will not be affected by the zoning change.**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

**A motion was made by Commissioner Richard Burke, seconded by Commissioner Sally Dwyer, to amend approving postponing amendment #31 from Farragut Farms until feedback has been received from the Borough Assembly and the Bethesda Church as well as informing the church that their property will not be affected by the zoning change. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Commissioner Fry opened the public hearing on amendment #8 - Dustin Connor

Commissioner Fry closed the public hearing

**The motion was made by Commissioner Dave Kensinger, seconded by Commissioner Yancey Nilsen to approve postponing a decision on amendment #8-Dustin Connor until a determination is made on industrial classification. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Commissioner Fry opened the public hearing on amendment #9 Mitkof Hwy substation

Commissioner Fry closed the public hearing

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Yancey Nilsen, to approve changing the zoning classification of the substation to Public Use. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Commissioner Fry opened the public hearing on amendment #10-Lots on Mitkof Highway proposed for Light Industrial (uplands) and Waterfront industrial (tidelands) - Thorstenson

Commissioner Fry closed the public hearing

**A motion was made by Commissioner Tor Benson, seconded by Commissioner Richard Burke, to approve postponing a decision on this amendment until a determination is made on industrial classification. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Commissioner Fry opened the public hearing on amendment #16- Upland Somerset Lane lots from Rural Residential to Low-Density Residential

Commissioner Fry closed the public hearing on amendment #16

**A motion was made by Commissioner Tor Benson, seconded by Commissioner Richard Burke, to approve changing the upland Somerset Lane lots from Rural Residential to Low-Density Residential. The motion carried by a vote of**

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

**Opposed:** 1 - Commissioner Benson

Commissioner Fry opened the public hearing on amendment #17-RV Park from General Industry to Rural Residential

Commissioner Fry closed the public hearing

**A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Richard Burke, to approve postponing a decision on this amendment until a determination is made on industrial classification. The motion carried by a vote of**

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

**Opposed:** 2 - Commissioner Marsh and Commissioner Benson

Commissioner Fry opened the public hearing on amendment #19- Zoning that does not include language limiting to stated uses

Commissioner Fry closed the public hearing on amendment #19

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve postponing making any changes to the zoning until the industrial classification is determined. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Commissioner Fry opened the public hearing on Skylark Property LLC

Commissioner Fry closed the public hearing on Skylark Properties LLC

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve changing the two parcels, #675 and #450 for Skylark Properties LLC from High Density to Light Industrial and parcel #600 from Low Density Residential to High Density Residential with the provision that this may change with future determinations of industrial classification. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Commissioner Fry opened the public meeting on amendment #20- Lots from Waterfront Industrial to General Commercial

Commissioner Fry closed the public hearing on amendment #20

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Yancey Nilsen, to approve postponing a decision on this amendment until the industrial classification is determined. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Commissioner Fry opened the public hearing on an amendment requested by Paul Olsen for a designation of Open Space from the termination of Wrangell Ave. past Middleton, following along the already existing Open Space area that runs from North to South to the ballfield and then over to Aaslaug (excluding the Public facilities designation).

Commissioner Fry closed the public hearing

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Otis Marsh, to approve the amendment requested from Paul Olsen for a designation of Open Space from the termination of Wrangell Ave. past Middleton, following along the already existing Open Space area that runs from North to South to the ballfield and then over to Aaslaug (excluding the Public facilities designation). The motion carried by a vote of**

**Opposed:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve the amendment requested from Paul Olsen for a designation of Open Space from the termination of Wrangell Ave. past Middleton, following along the already existing Open Space area that runs from North to South to the ballfield and then over to Aaslaug (excluding the Public facilities designation). The motion failed with a vote of**

**Opposed:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Recommendation of Proposed Zoning Map to Borough Assembly

**A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Dave Kensinger, to approve postponing the recommendation to the Assembly the proposed changes to the zoning map until a determination on industrial classification can be made. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

**6. STAFF COMMENTS**

Director Cabrera opened the conversation on upcoming scheduling of public hearings. Discussion. Commissioner Kensinger requested another meeting to be held on Tuesday, March 26, 2019 at 10:00am. Commission agreed. Discussion.

Next meeting is March 26th at 10:00am to continue the discussion

**7. ADJOURNMENT:**

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Otis Marsh, to adjourn. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

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Commission Chair, Chris Fry

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Date: