



## Meeting Minutes Planning Commission

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Tuesday, March 12, 2019

12:00 PM

Assembly Chambers

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### 1. CALL TO ORDER:

### 2. ROLL CALL:

**Present:** 4 - Otis Marsh, Chris Fry, Sally Dwyer and Dave Kensinger

**Excused:** 3 - Yancey Nilsen, Tor Benson and Richard Burke

### 3. ACCEPTANCE OF AGENDA:

Commissioner Benson requested that the line item under "NON-AGENDA ITEMS, A. Commissioner Comments" be moved to before 5. PUBLIC COMMENTS.

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

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

**Excused:** 2 - Commissioner Nilsen and Commissioner Burke

### 4. APPROVAL OF MINUTES:

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve the minutes from the February 12, 2019 meeting as presented. The motion carried by a vote of**

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

Minutes of the Planning Commission Meetings of February 12, 2019.

Meeting Minutes from February 12, 2019

**Attachments:** [Meeting Minutes 2.12.2019](#)

### 8. NON-AGENDA ITEMS:

A. Commissioner Comments

Commissioner Benson read a letter to the public to explain the process and goals of the Planning Commission for the zoning code ordinances and the proposed zoning map. Commissioner Fry also stated that the purposes of this meeting is to discuss the proposed zoning map and not the zoning ordinance. Fry also explained the non-conforming use.

6. **PUBLIC COMMENTS:**

Pete Litshiem spoke on his own, Diamante's Jewelry Store and Mill, Inc.'s behalf regarding the proposed zoning map.

Heather O'Neil spoke on her own behalf regarding what and what cannot be discussed today and spoke on the proposed zoning map in opposition.

Lars Christensen spoke on his own behalf stating that he would like to see the Commission take more time with the rezoning map.

Harold Medalen spoke on his own behalf regarding the public hearing process when the commission does not have a quorum.

7. **CONSENT CALENDAR:**

None

8. **PUBLIC HEARING ITEMS:**

A. Recommendation of Proposed Zoning Map to Borough Assembly

**The motion to approve recommending the proposed zoning map to Assembly was made by Commissioner Dave Kensinger and seconded by Commissioner Sally Dwyer**

Amendments ALL

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

General Comments ALL

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #2- Extend Commercial zoning through south side of Hammer Slough Historic District. Eric Grunberg spoke on his own behalf that his property be reverted back from Residential to Historic Zoning, as it was prior to the 1980's zoning change.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #2. The motion carried by a vote of**

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #3- Allow Condo/Townhouse Development on Sing Lee Alley.  
Jason Miller spoke on his own behalf. Discussion. Vanessa Miller spoke on her own behalf.  
Discussion.  
Pete Litsheim spoke on his own behalf.

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

**Opposed:** 5 - Commissioner Marsh, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Kensinger

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #4- Lots between Haugen & S. 8th from Medium density residential to General commercial has been moved to the bottom of the list due to no representative present

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #5- Lots along Airport Bypass Road from General Industry to Development Reserve.  
Jean Ellis spoke on her own behalf. Discussion.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #5. The motion passed by a vote of**

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

**Excused:** 2 - Commissioner Nilsen and Commissioner Burke

A. Recommendation of Proposed Zoning Map to Borough Assembly

Catherine Harris spoke on behalf of the McKay family.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #6**

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #6- Lots in Hungerford Hill *on both sides of the street* changed from General Industry to Light Industrial.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Tor Benson, to approve as amended to read "on both sides of the street" amendment #6. The motion passed by a vote of**

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

**Excused:** 2 - Commissioner Nilsen and Commissioner Burke

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #7- Lot in Scow Bay Loop to remain in Light Industrial has been moved to the bottom of the list due to no representative present.

Amendment #8- Lot on Mitkof Highway in Scow from General Industry to Light Industrial has been moved to the bottom of the list due to no representative present.

Amendment #9- Lot on Mitkof Highway in Scow from Low-Density Residential to Public Use was moved to the bottom as it is a Borough property and can be addressed later.

Amendment #10- Lots on Mitkof Highway proposed for Light Industrial (uplands) and Waterfront Industrial (tidelands) moved to the bottom of the list due to no representative present.

Amendment #11- Maintain Industrial zoning on Lyons Road- no legislative action needed as this is how it is currently written.

**Amendments 7-11 put to the bottom of the list to be addressed at a later date**

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #12- Upland Mitkof Highway Lots from General Industry to Light Industrial.

Sara Stoner spoke on her own behalf.

**A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Dave Kensinger, to approve amendment #12. The motion carried by a vote of**

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

Aaron and Katrina Miller spoke on their own behalves on amendment #13 and #14.

Amendment #13- Waterfront Mitkof Highway Lost from General Industry to Light Industrial.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #13. The motion carried by a vote of**

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

Pete Litsheim spoke on his own behalf. Lars Christensen also spoke on his own behalf.

Amendment #14- Waterfront Mitkof Highway Lots from General Industry to Rutral Residential and Amendment #15- Mitkof Highway Lots from General Industry to Rural Residential.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #14 and amendment #15. The motion carried by a vote of**

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #16- Upland Somerset Lane lots from Rural Residential to Low-Density Residential has been moved to the bottom of the list due to no representative present.

Amendment #17- RV Park from General Industry to Rural Residential has been moved to the bottom of the list due to no representative present.

**This was discussed**

Recommendation of Proposed Zoning Map to Borough Assembly

John Murgas spoke on his own behalf.

Amendment #18- Large tract from Low-Density Residential to Light Industrial.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #18. The motion carried by a vote of**

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

**Excused:** 2 - Commissioner Nilsen and Commissioner Burke

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #19- Zoning that does not include language limiting to "water dependent"...

Heather O'Neil spoke on her and her families behalf. Discussion.

This item will go to the bottom of the list as there seems no action to be taken at this time.

**This item will go to the bottom of the list as there seems no action to be taken at this time.**

MEETING WENT INTO RECESS

Meeting went into recess

MEETING RECONVENED

Meeting reconvened

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #20- Lots from Waterfront Industrial to General Commercial

Ken Madsen spoke on his own behalf. Discussion.

**This item will go to the bottom of the list as there seems no action to be taken at this time.**

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #21- Lots from Medium Density Residential to General Commercial.

Commission discussion.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve ammendment #21. The motion failed by a vote of**

**Opposed:** 5 - Commissioner Marsh, Chairperson Fry, Commissioner Dwyer, Commissioner Benson and Commissioner Kensinger

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #22- Lots from Medium Density Residential to General Commercial.

Olivia Martinsen spoke on behalf of Tamico, Inc. reading into the record a letter from Tamico.  
Discussion.

Ambre Burrell spoke on her own behalf.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #22. The motion carried by a vote of**

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #23- Lots from Light Industry and Waterfront Industrial to General Industry.

**A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, to approve amendment #23. The motion carried by a vote of**

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #24- Lots from High Density to Light Industrial

Ambre Burrell spoke on her own behalf. Discussion.

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

**Yes:** 3 - Chairperson Fry, Commissioner Benson and Commissioner Kensinger

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

**Excused:** 2 - Commissioner Nilsen and Commissioner Burke

A. Recommendation of Proposed Zoning Map to Borough Assembly

NOTE- THE AMENDMENT TO THE MOTION FOR AMENDMENT #24 FAILED. MUST HAVE 4 VOTES IN FAVOR.

NOTE- THE MOTION FOR AMENDMENT #24 FAILED. MUST HAVE 4 VOTES IN FAVOR.

Hillary Bell spoke on her own behalf on Amendment #25 reading a letter into the record; their address being 362 Mitkof Highway.

Harold Medalen spoke on his own behalf addressing industrial uses in general.

Laurel McCullough spoke on her own behalf stating her concerns that Birch Street is being rezoned as Downtown Industrial, regarding amendment #26. They are Commercial 3 currently. Discussion.

Mike Medalan was not present so Harold Medalan spoke on his behalf regarding amendment #27; letter read into the record. Discussion.

Ray Olsen Jr. spoke on his own behalf regarding the area across from Mike Medalan, amendment #28 requesting Light Industrial.

**A motion was made by Commissioner Otis Marsh, seconded by Commissioner Tor Benson, to approve amendment #24. The motion failed by a vote of**

**Yes:** 3 - Chairperson Fry, Commissioner Benson and Commissioner Kensinger

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

A. Recommendation of Proposed Zoning Map to Borough Assembly

A. Recommendation of Proposed Zoning Map to Borough Assembly

Amendment #30- Harold Medalen, Sig Medalen et al. Discussion.

Meeting went into Recess

Meeting Reconvened

Due to a Commissioner leaving, the meeting no longer has a quorum and needs to end. The next meeting to continue has been scheduled for Tuesday, March 19, 2019 at noon in the Assembly Chambers. No vote to adjourn without the quorum.

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

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



The next regularly scheduled meeting is April 9th, 2019 at 12:00pm

B. Staff Comments

**9. ADJOURNMENT:**