



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, February 12, 2019

12:00 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Rollcall

Present: 4 - Otis Marsh, Chris Fry, Sally Dwyer and Richard Burke

Excused: 2 - Tor Benson and Dave Kensinger

Absent: 1 - Yancey Nilsen

3. ACCEPTANCE OF AGENDA:

The motion to accept the agenda as presented passed unanimously

4. APPROVAL OF MINUTES:

The motion to accept the minutes from the January 8, 2019 meeting as presented passed unanimously

Meeting Minutes from January 8, 2019

Attachments: [Meeting Minutes 01.08.2019](#)

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

None

7. PUBLIC HEARING ITEMS:

- A. Review of an application from Stephanie Thynes, Brandi Marohl, Suzanne Fuqua, et al to vacate the Decorah St right-of-way located between Wrangell Ave and Valkyrie St. If vacated, the right-of-way would be split and absorbed into adjacent properties: 1100 Wrangell Ave, 1012 Wrangell Ave, 1017 Valkyrie St, and 1101 Valkyrie St. (PID: 01-002-351, 352, 389, 390).

No public comments

Commissioner Burke spoke regarding the value of the property. Discussion. Questions regarding the interested property owners. Discussion. Commissioner Benson asked what the sale value was and how was that determined. Discussion.

A motion was made by Commissioner Sally Dwyer, seconded by Commissioner Otis Marsh, to recommend to the Assembly the application from Stephanie Thynes, Brandi Marohl, Suzanne Fuqua, et al to vacate the Decorah St right-of-way located between Wrangell Ave and Valkyrie St. If vacated, the right-of-way would be split and absorbed into adjacent properties: 1100 Wrangell Ave, 1012 Wrangell Ave, 1017 Valkyrie St, and 1101 Valkyrie St. (PID: 01-002-351, 352, 389, 390).

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

- A. Review of an application from Stephanie Thynes, Brandi Marohl, Suzanne Fuqua, et al to vacate the Decorah St right-of-way located between Wrangell Ave and Valkyrie St. If vacated, the right-of-way would be split and absorbed into adjacent properties: 1100 Wrangell Ave, 1012 Wrangell Ave, 1017 Valkyrie St, and 1101 Valkyrie St. (PID: 01-002-351, 352, 389, 390).

A motion was made by Commissioner Tor Benson, seconded by Commissioner Sally Dwyer, to recommend to the Assembly the application from Stephanie Thynes, Brandi Marohl, Suzanne Fuqua, et al to vacate the Decorah St right-of-way located between Wrangell Ave and Valkyrie St. If vacated, the right-of-way would be split and absorbed into adjacent properties: 1100 Wrangell Ave, 1012 Wrangell Ave, 1017 Valkyrie St, and 1101 Valkyrie St. (PID: 01-002-351, 352, 389, 390) to include the Findings of Fact as submitted in the Staff Report passed

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

Decorah Street Vacation

Attachments: [DECORAH ST VACATION](#)

- B. Consideration of an application from Brad and Sharon Hunter for a variance from the side and front yard setback requirements to construct a 660 sf garage 5 feet from the side property line and 10 feet from the front property line at 913C Sandy Beach Rd. (PID: 01-004-158).

Director Cabrera stated that we had received a written comment on this from Dieter Klose in opposition to the Variance. This was read into the record by Commissioner Dwyer. Discussion. Commissioner Kensinger stated that he would like to go to the property to see how this would actually work. This sentiment was agreed to by other commissioners. Discussion. The Commission was, as a whole, confused by the drawings and expressed a desire for something to scale.

A motion was made by Commissioner Otis Marsh, seconded by Commissioner Sally Dwyer, that the Hunter application for a variance from the side and front yard setback requirements to construct a 660 sf garage 5 feet from the side property line and 10 feet from the front property line at 913C Sandy Beach Rd. (PID: 01-004-158). approved. The motion failed by a vote of

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

Hunter Variance

Attachments: [HUNTER_VARIANCE_ALL](#)

Consideration of an application from Brad and Sharon Hunter for a variance from the front yard setback requirements to construct a 660 sf garage 10 feet from the front property line at 913C Sandy Beach Rd. (PID: 01-004-158).

A motion was made by Commissioner Tor Benson, seconded by Commissioner Richard Burke, that the application from Brad and Sharon Hunter for a variance from the front yard setback requirements to construct a 660 sf garage 10 feet from the front property line at 913C Sandy Beach Rd. (PID: 01-004-158) with the Findings of Fact as submitted in the Staff Report be approved

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

Opposed: 1 - Commissioner Marsh

Consideration of an application from Brad and Sharon Hunter for a variance from the side and front yard setback requirements to construct a 660 sf garage 5 feet from the side property line and 10 feet from the front property line at 913C Sandy Beach Rd. (PID: 01-004-158).

Discussion on Findings of Fact. Item #2 was found to not being met.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, the application from Brad and Sharon Hunter for a variance from the side yard setback requirements to construct a 660 sf garage 5 feet from the side property line at 913C Sandy Beach Rd. (PID: 01-004-158) with the amended Findings of Fact.

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

C. Public Comment on Proposed Zoning Map

A number of written comments have been received and will be scanned into the next agenda packet
Jean Ellis spoke on her own behalf requesting her property on the airport by-pass road remain
"Undeveloped Land Pending Future Classification"-document submitted today.

Ray Olsen, Jr. spoke on his own behalf asking how long the comment period would be open.
Director Cabrera stated that May 20th is the last public hearing. Clarification on public hearing
procedure was discussed.

Harold Medalen spoke on his own behalf as well as Sigrid Medalen, Mary Katasse Miller, Dan and
Lars Christensen requesting numerous revisions to the proposed map-letter submitted directly prior
to the meeting.

Laurel McCullough spoke on her own behalf.

Ambre Burrell spoke on her own behalf and her different businesses. "Non-conformed usages"
currently in effect will remain, but not if the usage stops and restarts. Even if that structure were
destroyed and rebuilt in the same footprint; the usage would be maintained.

Kelly Jones spoke on her own behalf.

Joyce Bergman spoke on her own behalf

Draft Zoning Maps

Attachments: [Maps.dox](#)

8. NON-AGENDA ITEMS:

A. Commissioner Comments

None

B. Staff Comments

None

The next regularly scheduled meeting is March 12, 2019 at 12:00pm

9. ADJOURNMENT:

The motion to adjourn passed unanimously

Commission Chair, Chris Fry

Date