



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, November 13, 2018

12:00 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

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

Excused: 3 - Yancey Nilsen, Tor Benson and Dave Kensinger

3. ACCEPTANCE OF AGENDA:

The motion to approve the agenda as submitted passed unanimously.

4. APPROVAL OF MINUTES:

The motion to approve the minutes of the meeting on October 9, 2018 passed unanimously.

Meeting minutes from October 9, 2018

Attachments: [Meeting Minutes 10.9.2018](#)

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

None

7. PUBLIC HEARING ITEMS:

- A. Review and recommendation of an application from Charles and Diane Christensen to purchase 2 tideland lots from the Petersburg Borough (PID: 01-001-562, 01-007-565) at 17 Hammer Slough St.

Director Cabrera stated that comments were submitted in writing for this application. Inspector Bertagnoli read into the record a letter in opposition from Ruth Johnson with photos attached. An email received from Utilities Director, Karl Hagerman, was also read into the record requesting the continuation of the allowance for the current overhead electrical guy that crosses their property and needed to support the Hammer Slough electrical line. Discussions regarding tide, access for foot traffic, local zoning and allowances in "historical" zones. Charles Christensen spoke on his own behalf giving a history of the property and the processes involved in acquiring the property that he does have. Discussion.

The motion to recommend to the Borough Assembly to approve the application from the Christensen's to purchase 2 tideland lots passed unanimously.

Christensen

Attachments: [Christensen.All](#)

- B. Part I Consideration of an application from Ty Peterson for a variance from the front-yard setback requirement for purposes of constructing a garage 10' from the property line at 715 Sandy Beach Rd (PID: 01-004-116).

Inspector Bertagnoli read into the record comments received from John Hoag in favor of the application for the fence and the setback requirement. Director Cabrera read into the record the comments notated on applicants application submitted from Don Koenigs in opposition to both the garage and the setback.

Ty Peterson spoke on his own behalf to address any questions the Commission may have and to clarify the actual location of his proposed garage. Discussion.

The motion to approve the portion of the application from Ty Peterson for a variance from the front-yard setback requirement for purposes of constructing a garage 10' from the property line with the condition the entrance to garage/carport must be from side; cannot enter/exit on the street side at 715 Sandy Beach Rd (PID: 01-004-116).

- B. Part II Consideration of an application from Ty Peterson for a variance the maximum fence height requirement for purposes of constructing a 16' fence at 715 Sandy Beach Rd (PID: 01-004-116).

Discussion regarding the second portion of the variance which is the 16' tall fence.

A motion was made by Commissioner Richard Burke, seconded by Commissioner Sally Dwyer, that the variance for the fence be approved.. The motion failed by the following vote:

Yes: 1 - Commissioner Marsh

Opposed: 3 - Chairperson Fry, Commissioner Dwyer and Commissioner Burke

Peterson Variance

Attachments: [Peterson_ALL](#)

- C. Consideration of an application from Dave & Nancy Berg for a variance from the front-yard setback requirement for purposes of constructing a single-family home 2' from the property line at 215 Mitkof Highway (PID: 01-030-085).

Joshua Adams spoke on his own behalf in favor to this application to encourage development in the neighborhood specifically and Petersburg in general. Nancy Berg spoke on her own behalf to correct address from 215 Mitkof Highway to 216 Mitkof Highway. Mrs. Berg also gave a brief summary of their plans. Director Cabrera read into the record an email from Brian and Tina Lynch in support of the application. Discussion.

The motion to approve the application from Dave and Nancy Berg for the setback passed with amended Findings of Fact.

Yes: 4 - Commissioner Marsh, Chairperson Fry, Commissioner Dwyer and Commissioner Burke

Berg Variance

Attachments: [Berg.All](#)

8. NON-AGENDA ITEMS:

- A. Commissioner Comments

Director Cabrera reported that after hearing back from the Borough Attorney, there are a couple of items that need to be changed/modified. The first one being under "Home Occupation", Automotive boat services prohibited and the Commission added the word "major" and since there is no definition of that, there's no way to enforce it. The second one is under "Accessory Structures", the language reflects the sizes as 20, 15 and 35%. Discussion. Commission agreed on 15, 25 and 35%. The Commission postponed further discussion to the next meeting.

Commissioner Comments

Attachments: [Commissioner Comments - All](#)

- B. Staff Comments

None

9. ADJOURNMENT:

The motion to adjourn passed unanimously.

The next regularly scheduled meeting is December 11, 2018 at 12:00pm