



# Petersburg Borough

12 South Nordic Drive  
Petersburg AK, 99833

## Meeting Minutes Planning Commission

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Tuesday, September 11, 2018

12:00 PM

Assembly Chambers

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### 1. CALL TO ORDER:

### 2. ROLL CALL:

**Present:** 5 - Dave Kensinger, Otis Marsh, Chris Fry, Sally Dwyer and Tor Benson

**Excused:** 1 - Richard Burke

**Absent:** 1 - Yancey Nilsen

### 3. ACCEPTANCE OF AGENDA:

Director Cabrera asked that "B. Presentation of Proposed Zoning Map" be added to "Staff Comments".

**A motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Sally Dwyer, that the agenda be approved as amended. The motion carried by a vote of**

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

### 4. APPROVAL OF MINUTES:

Commissioner Benson stated that he thought that under "Public Meetings 7, A", that the setback should read 5' from the property line and then 16" from that setback toward the property line.

**A motion was made by Commissioner Tor Benson, seconded by Vice Chair Dave Kensinger, that the minutes from the September 11, 2018 meeting be approved as amended. The motion carried by a vote of**

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

Meeting minutes of August 14, 2018

**Attachments:** [Meeting Minutes 08.14.2018](#)

### 5. PUBLIC COMMENTS:

None

**6. CONSENT CALENDAR:**

None

**7. PUBLIC HEARING ITEMS:**

- A. Consideration of an application from The Tasha J. Frazee and Bruce M. Frazee Trust for a subdivision at 106 Koenigs Lane (PID: 01-003-285).

No public comment.

Commissioner Kensinger stated he was glad to see that the lines had changed to allow the fire hydrant being closer. Discussion. Also, Kensinger questioned the easement and if that was pretty standard. Discussion. Commissioner Marsh stated that it looks like there's a shed on borough platted road. Rick Braun, land surveyor, spoke to the matter of the shed, stating that it would be relocated further south on the property.

**A motion was made by Commissioner Tor Benson, seconded by Vice Chair Dave Kensinger, that the preliminary application for a subdivision be approved. The motion carried by a vote of**

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

Creekside Meadows Subdivision

**Attachments:** [Creekside ALL](#)

**8. NON-AGENDA ITEMS:**

- A. Commissioner Comments

Commissioner Kensinger asked about the status of the proposed zoning changes with the Borough lawyer. Director Cabrera informed the Commission that the issue was going to go before the Assembly during the next meeting, hopefully, and that new binders are being created. Discussion.

- B. Staff Comments

None

Whitney update

Attachments: [Whitney](#)

Building Inspector Bertagnoli gave an update on the issue with the Whitney property stating that Mr. Whitney now has the building permit for a foundation, a full set of architecturally drawn plans have been filed and that he, Mr. Whitney, is buttoning up the project for the winter and that no one should be staying on the property so if there is, they are not authorized, and Whitney also stated that he will start up construction again as soon as the snow is gone and that he has Reid Brothers scheduled for their portion of work in April. Discussion. Commissioner Dwyer asked if Mr. Whitney is really going to be done in three months, considering how large the structure is. Discussion. Commissioner Dwyer asked the Chair what the recourse of the Commission is at the time of Mr. Whitney's permit expiring. Discussion.

Bruce Cady spoke against the process thus far of Mr. Whitney's variance. He does not approve of Whitney's structure. Mr. Cady's issue is that Mr. Whitney's property is driving property values down. Discussion.

Proposed Zoning update by Director Cabrera

Director Cabrera gave a short presentation of the proposed zoning website and associated maps. Discussion. Director Cabrera asked the Commission for direction with the public hearings on the maps. Discussion.

**9. ADJOURNMENT:**

**A motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Sally Dwyer, that the meeting be adjourned. The motion carried by a vote of**

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

The next regularly scheduled meeting is October 9, 2018 at 12:00PM

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Chris Fry, Commission Chair

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Date