



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, August 15, 2017

12:00 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Present: 5 - Chris Fry, Dave Kensinger, Richard Burke, Otis Marsh and Carli Byrer

Excused: 1 - Tor Benson

Absent: 1 - Yancey Nilsen

3. ACCEPTANCE OF AGENDA:

Motion to approve the agenda passed unanimously.

Commissioners or staff may modify the order of items.

None.

4. APPROVAL OF MINUTES:

Motion to approve the minutes of May 16, 2017 meeting passed unanimously.

Minutes of the Planning Commission Meetings of May 16, 2017

Meeting Minutes from 5/16/2017

Attachments: [Meeting Minutes 5.16.2017](#)

5. PUBLIC COMMENTS:

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

None

6. CONSENT CALENDAR:

7. PUBLIC HEARING ITEMS:

- A. Application from Kristine Norosz for a vacation of a 20' wide utility easement on Lot NA located at 1001 Sandy Beach Rd. (PID# 01-014-150)

No public testimony was given on this item.

A motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Richard Burke, that the application for a vacation of a 20' wide utility easement be approved. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Vice Chair Kensinger, Commissioner Burke, Commissioner Marsh and Commissioner Byrer

Excused: 1 - Commissioner Benson

Norozz dox

Attachments: [Norosz.dox](#)

- B. Review of Conditional Use Permit for home occupation at 1309 Gjoa St. (Parcel ID#01-005-535)

No public testimony. Commissioner Kensinger asked if applications for Conditional Use permits can have the language of sunset clauses included on it. Discussion.

Motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Richard Burke, that the conditional use permit for home occupation at 1309 Gjoa Street be revoked. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Vice Chair Kensinger, Commissioner Burke, Commissioner Marsh and Commissioner Byrer

Excused: 1 - Commissioner Benson

Hom dox

Attachments: [Hom dox](#)

C. Application from Dieter Klose for a minor subdivision located at 913 Sandy Beach Road (PID# 01-004-156)

No public testimony; however two letters were submitted on this application. One from Brad and Sharon Hunter and one from Don and Gloria Koenigs; they were read into the record.

Dieter Klose spoke on his own behalf clarifying the lot shape and addressing the letter from the Hunter's. Discussion. Regarding the address change that the Hunter's addressed, Director Cabrera spoke on that, stating it would be beneficial to make that change and she will look into that. Discussion.

Commission Chair Chris Fry stated that he thought that language for the covenant that Mr. Klose ha agreed to be included in the sub-division. Discussion.

Mr. Klose asked if it is his responsibility to draw up the covenant and submit it to the Borough. The Commission answered in the affirmative. Discussion regarding how the measurements of the proposed covenant should be determined in order to be maintained for future generations.

Motion to approve the minor subdivision at 913 Sandy Beach Road with a covenant in place for a no-built zone was passed by a vote of

Yes: 5 - Commissioner Fry, Vice Chair Kensinger, Commissioner Burke, Commissioner Marsh and Commissioner Byrer

Excused: 1 - Commissioner Benson

A motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Richard Burke, that a surveyor use survey points to establish a "no build line" that would be no closer than 12' to the water from the existing structure. The motion passed by a vote of

Yes: 5 - Commissioner Fry, Vice Chair Kensinger, Commissioner Burke, Commissioner Marsh and Commissioner Byrer

Excused: 1 - Commissioner Benson

Klose.dox

Attachments: [Klose.dox](#)

- D. Application from James Whitethorn for a minor subdivision located at 101 Mill Road (PID# 01-031-502).

No public testimony.

Director Cabrera stated that the only comment is in the staff report regarding the utility easement, stating that if they are going to run a water line from the highway through lot 3B for the benefit of lot 3C, how does Mr. Whitethorn feel about that? James Whitethorn spoke on his own behalf stating that they will not be using water for lot 3C and that he doesn't feel that the utility easement needs to be addressed at this time. Discussion. If at some future point, water is desired on lot 3C, an easement will be required.

A motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Richard Burke, that the minor subdivision be approved without the requirement of the utility easement, as outlined in the Staff Report. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Vice Chair Kensinger, Commissioner Burke, Commissioner Marsh and Commissioner Byrer

Excused: 1 - Commissioner Benson

Whitethorn dox

Attachments: [Whitethorn.dox](#)

8. NON-AGENDA ITEMS:

Commissioner Comments

Staff Comments

Kensinger thanked Burke for his efforts regarding the Airport Parking lot.

- A. Review of proposed zoning code – Article 2, Zoning Districts & Special Use Standards

Director Cabrera reviewed Article 2, Zoning Districts and Special Use codes. Discussion.

New Code Review

Attachments: [Code Review ART2 EDITS](#)

B. Rescheduling of November meeting

Director Cabrera stated that both Joe & she will be out of town during the regularly scheduled November. Commissioner Kensinger reported that he is leaving the 15th of November. Discussion. Upcoming meetings have been scheduled for September 19th, October 17th and November 9th, 2017. Hopefully with fishing season being over and the upcoming election, the Commission will be available and full.

9. **ADJOURNMENT:**

A motion was made by Commissioner Richard Burke, seconded by Commissioner Carli Byrer, that this meeting be adjourned. The motion carried by a vote of

Yes: 5 - Commissioner Fry, Vice Chair Kensinger, Commissioner Burke, Commissioner Marsh and Commissioner Byrer

The next regularly scheduled meeting is September 19, 2017 at 4:30pm

Chair, Chris Fry

Date