



## Meeting Minutes Planning Commission

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Tuesday, May 16, 2017

4:30 PM

Assembly Chambers

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### 1. Call To Order/Roll Call

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

**Excused:** 2 - Yancey Nilsen and Tor Benson

### 2. Approval of the previous meetings minutes

**Motion to approve the minutes of the 2/21/17 and 4/18/17 meetings passed unanimously.**

Meeting Minutes 2/21/2017

**Attachments:** [Meeting Minutes 02.21.2017](#)

Meeting Minutes 04/18/2017

**Attachments:** [Meeting Minutes 04.18.2017](#)

### 3. Amendment and approval of agenda

Commissioner Burke would like to move that under New Business, item "b) Airport Parking" be moved to the end of New Business.

**The motion to amend the agenda was approved unanimously.**

### 4. Public Hearing

**The motion to approve opening the public hearing for Jensen/Norosz replat application passed unanimously.**

- a) Public hearing on an application from Carol Jensen and Kristine Norosz for a replat of Lot N located at 1001 Sandy Beach Rd. and a minor subdivision of Lot 10 located at 919 Sandy Beach Rd.

There was no public comment on this.

Public hearing on an application from Carol Jensen and Kristine Norosz for a replat of Lot N located at 1001 Sandy Beach Rd. and a minor subdivision of Lot 10 located at 919 Sandy Beach Rd.

**The motion to approve closing this public hearing passed unanimously.**

**The motion to open the public hearing for the Minor Subdivision application passed unanimously.**

- b) Public hearing on an application from Stan Malcom and Karen Malcom for a minor subdivision of Lot 7, The Mill Inc. Subdivision located at 105 Mill Rd.

Public hearing on an application from Stan Malcom and Karen Malcom for a minor subdivision of Lot 7, The Mill Inc. Subdivision located at 105 Mill Rd.

There was no testimony on this public hearing.

**The motion to close this public hearing passed unanimously.**

**The motion to approve opening the public hearing for Raleigh and Marsha Cook's rezoning application passed unanimously.**

- c) Public hearing on an application from Raliegh and Marsha Cook for a rezone of Lots 14 and 15, located at 751 and 753 Mitkof Highway.

Brian Haas spoke on his own behalf, by telephone, speaking against this rezone stating that they are majority landowners in that area with hundreds of thousands of dollars invested in those properties and feels that this rezone will negatively impact his investment.

Alex Schramek spoke on his own, and Katlin DuRoss' behalf speaking in opposition to the rezoning of this property stating that he is in agreement with Mr. Haas' testimony and feels that this rezone would negatively impact the value of his property, as well as their lives.

Raleigh Cook spoke on his own behalf to express his desire to change the zoning in order to expedite the use the property is already conditionally approved for and would cost a lot more time and money to the operation. Cook stated that he is hoping to bring work to the area and to be able to sell to locals including the Borough.

Pat Weaver spoke on her own behalf to give a history of this property. Weaver stated that it's use was for a sand and gravel pit from the very start. Weaver explained that the Cook's are wanting to use the property for what it's use has always been intended for. And in keeping with the original spirit, she is in favor of this rezone.

Commissioner Marsh asked if Cook is intending to do crushing. Cook indicated that he will want to do that by bringing a crusher and screener in for about a month to go through as much material as he can do while that crusher is in town. Cook explained about the intention of using the crusher and then screener and the time frame involved. Marsh asked about his manufacturing intentions and Cook explained that he would be a welding/fabrication shop. Cook stated that with the existing Conditional Use enables only a partial space of the property for that use. Discussion.

Schramek rebutted that since the original CUP was issued in 1995, lots of changes have been made, with more and more residential dwellings being built and that this rezone should take that into consideration.

Kaitlyn DuRoss spoke on her own behalf asking about hours of operation and expressed concerns about having noise 24/7 and that if that is the case, she's very concerned about that. DuRoss stated that she is wanting to start a family and that this is a very big concern of hers.

Fry asked if the Commission could modify the existing CUP and Director Cabrera answered that the applicant's would be required to resubmit a new application.

Discussion.

Public hearing on an application from Raliegh and Marsha Cook for a rezone of Lots 14 and 15, located at 751 and 753 Mitkof Highway.

**The motion to close this public hearing passed unanimously.**

**5. Visitors' views related to agenda items**

None

**6. Visitors' views unrelated to agenda items**

None

**7. Report of staff members**

None

**8. Unfinished Business**

None

**9. New Business**

- a) Consideration of an application from Carol Jensen and Kristine Norosz for a replat of Lot N located at 1001 Sandy Beach Rd. and a minor subdivision of Lot 10 located at 919 Sandy Beach Rd.

**A motion was made by Commissioner Carli Byrer, seconded by Vice Chair Dave Kensinger, that this application be approved. The motion carried by a vote of**

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

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

J-N Subdivision dox

**Attachments:**     [J-N dox](#)

- c) Consideration of an application from Stan Malcom and Karen Malcom for a minor subdivision of Lot 7, The Mill Inc. Subdivision located at 105 Mill Rd.

**A motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Otis Marsh, that this application be approved. The motion carried by a vote of**

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

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

Malcom dox.revised

**Attachments:**     [Malcom dox-revised](#)

- d) Review and recommendation on an application from Ralieg and Marsha Cook for a rezone of Lots 14 and 15, located at 751 and 753 Mitkof Highway.

Commissioners Marsh and Kensinger stated that they were hesitant to attempt to recommend this application to the Assembly due to the nature of the application. Discussion. Due to the concerns of the neighboring property owners, the Commissioners feel that a revision to the original CUP would most like be a more cooperative route to take. Discussion. Kensinger asked Director Cabrera about the viability of changing the CUP compared to a rezone. Cabrera stated the uses would fit for the most part under a CUP, but the fabrication would be considered an industrial use and require a rezone.

**A motion was made by Commissioner Richard Burke, seconded by Vice Chair Dave Kensinger, that recommending this application to the Borough Assembly be approved. The motion failed by a vote of**

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

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

Cook dox

**Attachments:** [Cook dox](#)

- e) Proposed new agenda format.

**A motion was made by Vice Chair Dave Kensinger, seconded by Commissioner Otis Marsh, that this new agenda format be approved. The motion carried unanimously.**

New Agenda.dox

**Attachments:** [NEW AGENDA](#)

- b) Recommendation to Assembly regarding Airport Parking.

Commissioner Kensinger thinks it's a great idea. Commissioner Burke stated that the recommendation is to pursue a lease from the State of Alaska to construct a parking lot located across the street from the Alaska Airlines terminal. Burke indicated that he had contacted Petersburg Indian Association to see if they would possibly do it. Chairman Fry stated that the Federal Government Access to Forest Service Lands grant or the FAA could possibly be available for funding. Discussion. When asked when this topic would be presented to the Assembly it was stated that the agenda is made by the Borough Clerk but the next meeting is scheduled for Tuesday, May 30th at noon. Fry stated he is available to attend this meeting.

**A motion was made by Commissioner Richard Burke, seconded by Vice Chair Dave Kensinger, that this be recommended to the Borough Assembly be approved. The motion carried by a vote of**

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

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

**10. Discussion items**

- a) Review of proposed zoning code

Director Cabrera stated that she did not have a report for this at this time.

- b) Planning Commission seat on the Historic Preservation Committee

Director Cabrera stated that there is an opening for this board. Letters of interest should be sent to the Mayor.

**11. Adjournment**

The motion to adjourn passed unanimously.