



Meeting Minutes Planning Commission

Tuesday, February 21, 2017

4:30 PM

Assembly Chambers

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

The previous meetings minutes were approved unanimously.

Meeting minutes from December 20, 2016

Attachments: [Meeting Minutes from 12.20.2016](#)

3. Amendment and approval of agenda

The agenda, as submitted, was approved unanimously.

4. Public Hearing

- a) Public hearing for an application from the Petersburg Borough and Kim Kivisto for replat of Lots 5, 7 and 10A located at 203 and 205 South Third Street (PID # 01-006-625, 01-007-646 and 01-007-647).

Kim Kivisto spoke on her own behalf to explain the history behind this property. She's interested in purchasing this parcel from the Borough, but it needs to be replated first. Commissioner Byrer asked if the fence would need to be moved. Kivisto stated that it would not and that she has no intention of making any changes to the lot; however she's been leasing it for about the last 15 years and her steps actually cross over on to this lot. She'd like to make it official and have the property to leave to her kids at some point.

Approval of opening the public hearing for an application from the Petersburg Borough and Kim Kivisto for replat of Lots 5, 7 and 10A located at 203 and 205 South Third Street passed unanimously.

Closing the public hearing for an application from the Petersburg Borough and Kim Kivisto for replat of Lots 5, 7 and 10A located at 203 and 205 South Third Street (PID # 01-006-625, 01-007-646 and 01-007-647) passed unanimously.

- b) Public hearing for an application from Jerry and Stacey Dahl, Jay and Cherise Lister, and Olivia Olsen for a rezone of 10 lots located at 708, 710, 712, 804, and 806 S. Nordic Dr. (PID #:01-010-052, -053, -054, -055, -056, -057, -058, -059, -060, and -061) from Industrial to Commercial-1.

Glorianne Wollen spoke in her capacity as the Harbormaster in opposition to this application stating that she is a fierce defender of Industrial property in that area. And as the harbor grows, issues arise regarding residences near the harbors. Some issues that have come up are noise, traffic, and vessel lights that disturb residents in those areas. Wollen wanted to caution the Commission about further problems that may arise from changing this particular area for residential use as there are already complaints about various issues due to recently constructed harbor expansion. The area is a working harbor waterfront that will and has already produced a level of noise and traffic and disruptions to upland residential occupants. Commissioner Fry asked if the Harbor Board has had a chance to weigh in on this yet, and Wollen responded that they have not had a quorum so have been unable to meet. It is planned that this topic will be on the agenda once the board meets again. Commissioner Kensinger stated that when the Menish property was being reviewed, he recalls the Harbor Board's pretty strongly gave the impression they were not in favor of that. As well as the review of the Comprehensive Plan which stated firmly that the waterfront property ought not be compromised. Kensinger asked Wollen if she thought the Harbor Board would be in favor of this re-zone. Wollen answered that she thought the board would be against it.

Stacy Dahl spoke on her own behalf in favor of this application stating that this is her property and request. Stating that she's well aware of the issues of living within an Industrial zone and is amenable to that but would like the flexibility that the rezone would afford for future use. Commissioner Fry asked about specific future plans and Dahl stated that there are no concrete plans at this time but they have toyed with different ideas should that zoning be redone. Dahl stated that since her property is not water-accessible, it was different than other waterfront properties. Kensinger reviewed what was allowed for Industrially zoned property.

Commissioner Fry asked about postponing this issue until the Harbor Board has a chance to weigh in on this. Discussion on continuing the public hearing in order to get a recommendation from the Harbor Board.

Approval of opening the public hearing for an application from Jerry and Stacey Dahl, Jay and Cherise Lister, and Olivia Olsen for a rezone of 10 lots located at 708, 710, 712, 804, and 806 S. Nordic Dr. (PID #:01-010-052, -053, -054, -055, -056, -057, -058, -059, -060, and -061) from Industrial to Commercial-1 passed unanimously.

Motion to continue the public hearing for an application from Jerry and Stacey Dahl, Jay and Cherise Lister, and Olivia Olsen for a rezone of 10 lots located at 708, 710, 712, 804, and 806 S. Nordic Dr. (PID #:01-010-052, -053, -054, -055, -056, -057, -058, -059, -060, and -061) from Industrial to Commercial-1 until after the Harbor Board has been able to meet and discuss this passed unanimously.

- c) Public hearing for an application from Stan & Karen Malcom for minor subdivision at 105 Mill Road (PID #01-031-506).

Stan Malcom spoke on his own behalf to explain the reasoning behind this request, stating that the property is a bit larger for their needs for gear and boat storage and a neighboring property owner has expressed interest in purchasing the excess property for their gear and boat storage. Fry stated that this plan should create a standard 50'x100' lot. Commissioner Burke stated that he drove up Mill Road today and it looks pretty straight forward what the Malcom's are asking for. Kensinger stated that he checked out the property as well and stated that the only issue he sees is the location of the existing boat shed and how close to the property line it is. Inspector Bertagnoli stated that even though the property is zoned Industrial, the boat shed would need to be moved or torn down as 3' from the property line is too close unless you have a firewall. Malcom stated that he would tear down the boat shed. Commissioner Byrer asked if it would be a problem to move the shed the required 7' to satisfy the fire code but Malcom stated that he would just tear it down as it was never meant to be a permanent structure. Burke asked about including the requirement of demolishing the boat shed in the motion. Director Cabrera explained that that could be added as a condition prior to the plat being approved.

Approval to open the public hearing for an application from Stan & Karen Malcom for minor subdivision at 105 Mill Road (PID #01-031-506) passed unanimously.

Approval to close the public hearing for an application from Stan & Karen Malcom passed unanimously.

5. Visitors' views related to agenda items

None

6. Visitors' views unrelated to agenda items

None

7. Report of staff members

Director Cabrera stated that Staff reports have been included in the agenda packets.

8. Unfinished Business

None

9. New Business

- a) Consideration of an application from the Petersburg Borough and Kim Kivisto for a replat of Lots 5, 7 and 10A located at 203 and 205 South Third Street (PID # 01-006-625, 01-007-646 and 01-007-647).

Commissioner Marsh stated that he felt it was a good deal and that the Commission ought to go ahead with it.

Motion to approve the application from the Petersburg Borough and Kim Kivisto for a replat of Lots 5, 7 and 10A located at 203 and 205 South Third Street (PID # 01-006-625, 01-007-646 and 01-007-647) passed unanimously.

Kivisto dox

Attachments: [Kivisto Replat dox](#)

- b) Review and recommendation on an application from Jerry and Stacey Dahl, Jay and Cherise Lister, and Olivia Olsen for a rezone of 10 lots located at 708, 710, 712, 804, and 806 S. Nordic Dr. (PID #:01-010-052, -053, -054, -055, -056, -057, -058, -059, -060, and -061) from Industrial to Commercial-1.

S. Nordic Rezone dox

Attachments: [S. Nordic Rezone dox](#)

- c) Consideration of application from Stan & Karen Malcom for minor subdivision at 105 Mill Road (PID #01-031-506).

Discussion on the different options available to the Malcom's; 1) move the boat shed, 2) demolish the boat shed, or 3) build a firewall to bring the boat shed into compliance with fire codes. Malcom asked if regardless of what the neighboring property owner was putting on that property, he would still have to either move the shed or have a fire wall to be compliance, and Inspector Bertagnoli explained that it's not a zoning issue but a fire code issue that is determined by the proximity to the property line not how the property is used. In addition, Director Cabrera stated that the department needs an actual plat from a surveyor with all the required certificates, so that would be the other condition that would need to be met before the subdivision could be approved.

Motion to approve the application from Stan & Karen Malcom for minor subdivision at 105 Mill Road (PID #01-031-506) with the conditions that the boat shed comply with fire codes and that they submit an actual plat survey of the property with all required certificates passed unanimously.

Malcom dox

Attachments: [Malcom dox](#)

- d) Acceptance and scheduling of an application from the National Outdoor Leadership School (NOLS) for a conditional use permit to allow bunkhouse/dormitory in an Industrial district at 908 South Nordic Drive (PID #01-010-041).

Commissioner Marsh asked where exactly this property is. It was explained that it is the current Alaska Commercial Electronics business currently is.

Motion to schedule PZ#17-103 NOLS for the next Planning Commission meeting passed unanimously.

NOLS dox

Attachments: [NOLS dox](#)

10. Discussion items

- a) Airport Parking

Commissioner Burke spoke on this issue as he requested it to be on the agenda. Burke stated that about the first of the year he was working with the State on another, unrelated issue through his work and he got ahold of the person in charge of airport property leasing. Her name is Lynette Campbell and he had a conversation with her regarding getting additional property up by the airport for parking. Ms. Campbell send Burke the statute codes regarding the Borough leasing property from the State for a parking area. According to these documents, the State could, theoretically, lease the property across the street from the airport terminal to the Borough for free since it is in compliance with an airport operations code. Burke admitted he was not sure how to proceed with this but would like to see this go before the Assembly. Discussion. Kensinger suggested that some research be done to find out how much it would cost to have a rock pad parking lot. Discussion. Commissioner Burke stated he would look into cost evaluations. Burke requested that this discussion continue at the next meeting.

- b) Review of proposed zoning code – Articles 1 and 4.

Director Cabrera spoke on revising the zoning code for the Borough. Cabrera encouraged the Commissioners to review the documents and become familiar with them and to feel free to email or call her with any questions they may have. Article 1 was addressed because it's short and germane to the Commissions purpose. Discussion of various articles and suggestions.

New Code Article 1, Section 4.1

Attachments: [New Code Article 1, Section 4.1](#)

11. Adjournment

Motion to adjourn passed unanimously.

Commission Chair

Date