



Meeting Minutes Planning Commission

Tuesday, May 10, 2016

10:00 AM

Assembly Chambers

1. Call To Order/Roll Call

Present: 5 - Chris Fry, Dave Kensinger, Otis Marsh, Richard Burke and Yancey Nilsen

Excused: 1 - Tom Stearns

2. Approval of the previous meetings minutes

Motion to approve the minutes from the March 8, 2016 meeting passed unanimously.

Meeting minutes from March 8, 2016

Attachments: [Meeting Minutes 3.8.2016](#)

3. Amendment and approval of agenda

Director Cabrera requested adding line item (h) for the consideration of an application from Brian Whitney for a conditional use permit from Brian Whitney for use of a trailer during construction at 202 S. Frederick Drive (Parcel ID #01-021-310) and to add to Staff Reports a status update to the Airport property.

Motion to accept the agenda as amended passed unanimously.

4. Public Hearing

- a) Public hearing for an application from Brenda & Ladd Norheim and Pam & John Jensen for a Minor Subdivision at 716 Sandy Beach Road (Parcel ID #01-004-280).

Director Cabrera reported a phone call from Gerald & Delores Herbrandson in favor of Mr. Whitney's request.

Motion to open the public hearing for the Minor Subdivision for Norheim/Jensen passed unanimously.

Motion to close the public hearing was made by Kensinger, seconded by Nilsen and passed unanimously.

- b) Public hearing for an application from John Christopher Ford for a variance from the front-yard setback requirements at 201 Hogue Alley (Parcel ID #01-007-700).

Director Cabrera gave a history of the application.

Luke Short testified on his own behalf and asked who had been responsible for the expense of when the trees that were downed on that property struck the power lines. Director of Power & Light, Joe Nelson responded that the contractor had paid for that. Mr. Short then asked about the setbacks and how that would affect Power & Light, and again, Director Nelson responded that there would be no impact to his department or services in the area. Next, Mr. Short stated that his garage extends into Hogue Alley and wondered if this application was accepted, if it would it impact him - Inspector Bertagnoli responded that it would not.

Dan Schweitzer spoke on his own behalf in opposition to this request stating safety issues regarding power poles, stump removal and water/snow runoff. Commissioner Kensinger also expressed concern over the deep terrain in the area. Discussion.

Chris Ford spoke on his own behalf and addressed the water/snow runoff issue stating that the landscape for a daylight basement would all depend on the setbacks and his plan was to have all the eaves facing perpendicular to the Slough.

Motion to open the public hearing passed unanimously.

Motion was made by Kensinger, seconded by Burke to close the public hearing and passed unanimously.

- c) Public hearing for an application from Pat Magill Stevens for a rezone of Lot 14, Skylark Addition from Public Use to Mobile Home Park (Parcel ID#01-010-600).

A brief history was given to explain a land swap between the then City of Petersburg and the Magill's, dating back to about 1985. Director Cabrera stated that there is little to no history of the land swap and no history of what it was zoned prior to that swap. Discussion.

Commissioner Fry asked if there is a stream flowing through the proposed property and Bertagnoli stated that there is a small slough that does run through the lot.

A letter from Joe Nelson in opposition was read into the record.

A letter from Sharon and Brad Hunter in opposition was read into the record.

A letter from Randal and Sarah Holmgrain in opposition was read into the record.

Donna Marsh spoke on her own behalf in opposition citing aesthetics and possible property value reduction.

Dan Schwietzer spoke personally regarding the process of how things are changing in the Borough and is in opposition of changing how the zoning is set up and asks for common sense to prevail.

Ted Sandhofer spoke on his own behalf stating that he hopes that if a "swap" is considered, he would hope it would go out to the public. He is opposed to the application.

Joe Bertagnoli spoke on his own behalf in opposition citing aesthetics, lower property values, impact on the quality of life and potential additional access needed in the future.

Discussion.

Motion to open the public hearing passed unanimously.

Motion to close public hearing was made by Kensinger and seconded by Burke and 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 reported that the State DOT contacted her regarding the purchase of the Borough property. Apparently they have run into a "hiccup" but did not elaborate on what that hiccup may be and there is still no information available. Discussion.

8. Unfinished Business

- a) Consideration of an application from Brenda & Ladd Norheim and Pam & John Jensen for a Minor Subdivision at 716 Sandy Beach Road (Parcel ID# 01-004-280).

Motion to approve passed unanimously.

Staff Report - Norheim/Jensen

Attachments: [Staff Report - Norheim.Jensen](#)

Norheim.Jensen dox

Attachments: [Norheim.Jensen.dox](#)

- b) Consideration for an application from John Christopher Ford for a variance from the front-yard setback requirements at 201 Hogue Alley (Parcel ID 01-007-700).

Conditions to be followed as stated in Staff recommendation.

Motion to approve with conditions passed unanimously as well as findings of fact as reported in Staff report.

Staff Report - Ford

Attachments: [Ford Staff Report](#)

Ford Variance Application

Attachments: [Ford.Variance](#)

- c) Public hearing for an application from Pat Magill Stevens for a rezone of Lot 14, Skylark Addition from Public Use to Mobile Home Park. (Parcel ID 01-010-600).

Commissioner Kensinger stated that there are no documents or records on this property thus not supporting the reasoning for the approval. Commissioner Fry stated he thought this was not an appropriate use of that property. Commissioner Nilsen stated that the burden of proof from Magill has not been met. Discussion. The Commission would be open to hearing a different application from Magill.

A motion was made by Dave Kensinger, seconded by Otis Marsh, that this be approved. The motion failed unanimously.

Opposed: 5 - Commissioner Fry, Kensinger, Marsh, Burke and Commissioner Nilsen

Excused: 1 - Commissioner Stearns

Staff Report - Magill

Attachments: [Staff Report - Magill](#)

Magill-Stevens rezone

Attachments: [Magill dox](#)

9. New Business

- a) Acceptance and scheduling of public hearing for an application from Marcus Hom for a conditional use permit to operate a home occupation at 1309 Gjoa Street. (Parcel ID#: 01-005-535)

Motion to approve passed unanimously.

Hom Conditional Use Permit Application

Attachments: [Hom CUP app](#)

- b) Acceptance and scheduling of a public hearing for an application from Thomas Greenley for a special use permit to install culvert and fill on Koenigs Lane right-of-way to access Lot 2C in Jacobian Subdivision (Parcel ID #01-003-285).

Motion to approve passed unanimously.

Greenley SUP Application

Attachments: [Greenley-SUP](#)

- c) Acceptance and scheduling of a public hearing for an application from Brandi Thynes for a conditional use permit for a home occupation at 1017 Valkyrie St. (Parcel ID#: 01-002-351)

Motion to approve passed unanimously.

Thynes CUP Application

Attachments: [Thynes.CUP.App](#)

- d) Acceptance and scheduling of a public hearing for an application from Rosann Dunham for a special use permit to install fill on the undeveloped portion of Baranof Street to provide access to the backyard of 223 S. Nordic Drive.

Motion to approve passed unanimously.

Dunham SUP

Attachments: [DUNHAM.SUP-4.26.2016](#)

- e) Acceptance and scheduling of a public hearing for an application from Richard Aho and Gail Herlick-Aho for a conditional use permit at 110 Cornelius Road to construct a net house (Parcel ID #01-031-612).

Motion to approve and schedule for the July meeting passed unanimously.

Aho CUP

Attachments: [AHO.CUP-4.27.2016](#)

- f.) Acceptance and scheduling of a public hearing for an application from Glenn Reid, Jr. for a variance from the front set-back requirements at 250 Mitkof Highway (Parcel ID #01-056-010).

Motion to approve passed unanimously.

Reid Variance Application

Attachments: [REID.VARIANCE-4.27.2016](#)

- g.) Acceptance and scheduling of a public hearing for an application from Stephanie Thynes for a conditional use permit for a home occupation at 1100 Wrangell Ave. (Parcel ID #01-002-389).

Motion to approve passed unanimously.

Thynes.S.CUP application

Attachments: [Thynes.S.CUP](#)

- h.) Acceptance and scheduling of a public hearing for an application from Brian Whitney for a conditional use permit to allow a temporary trailer at 202 S. Frederick Dr. (PID #01-021-310).

Motion to approve passed unanimously.

Whitney CUP

Attachments: [Whitney.CUP](#)

10. Discussion items

Discussion of scheduling the next meeting. Next meeting is scheduled for June 14, 2016 at 10:00am.

11. Adjournment

Motion to adjourn passed unanimously.

Chris Fry, Commission Chair

Date: _____