



Meeting Minutes Planning Commission

Tuesday, February 9, 2016

10:00 AM

Assembly Chambers

1. Call To Order/Roll Call

Present: 6 - Chris Fry, Tom Stearns, Dave Kensinger, Otis Marsh, Richard Burke and Yancey Nilsen

2. Approval of the previous meetings minutes

Meeting minutes from January 12, 2016

Attachments: [Meeting Minutes January 12, 2016](#)

The motion to approve the meeting minutes from the January 12, 2016 meeting passed unanimously.

3. Amendment and approval of agenda

Commissioner Sterns would like to discuss land use under "Discussion Items".

The motion to approve the agenda as amended passed unanimously.

4. Public Hearing

None

5. Visitors' views related to agenda items

Joe Sebastian spoke on his own behalf regarding the Tongass Land Management plan comments. Sebastian stated that he feels that this is a politically driven document and that this Commission ought to advise the Assembly not to come out with any opinion on this one way or another and just let the Borough Assembly pass on it, because it is a politically driven document and is extremely "thorny" nature. Discussion.

Joni Johnson spoke on her own behalf regarding float house zoning regulations in the Borough's Comprehensive Plans. Johnson would like the Commission to address this issue when reviewing the Plan.

6. Visitors' views unrelated to agenda items

None

7. Report of staff members

Director Cabrera gave an update report of her interaction with the Department of Transportation regarding swapping the plot of land the DOT would like the Borough to donate for the plot of land across from the airport terminal the Borough is looking to develop for parking. The State of Alaska put a restriction on the deed and the land can only be used for public recreation. If it is used for anything else, it reverts back to the State. Discussion. Cabrera will continue to work on this issue.

8. Unfinished Business

a) Recommendation to Assembly on Comprehensive Plan

Discussion. The Commission went over the Public comments list item by item. Discussion.

Inspector Bertagnoli addressed the "tiny home" issue. Commissioner Burke suggested more public discussion on the ordinance governing "tiny homes". Discussion.

The motion to recommend for approval as ammended to the Borough Assembly passed unanimously.

Comp. Plan dox

Attachments: [Comp. Plan dox](#)

9. New Business

a) Tongass NF Land Management Plan Comments

Discussion on the Tongass land management plan. Commissioner Fry submitted his written comments an for the Commissions review. Commissioner Burke had comments and questions. Discussion. Joe Sebastian spoke on his own behalf regarding the use of 2nd year growth. Discussion. Director Cabrera will work with Commissioner Fry and Commissioner Burke to draft a document to submit to the Borough Assembly during the next meeting on February 22nd.

Motion to discuss the Tongass NF Land Management Plan Comments passed unanimously.

Motion made by Commissioner Kensginer, seconded by Commissioner Stearns to approve that Commission Chair Fry and Comissioner Burke synthesize comments for the Tongass NF Land Management Plan to be submitted to the Borough Assembly passed unanimously.

Tongass_Summary

Attachments: [Tongass_Summary](#)

- b) Acceptance & Scheduling of Public Hearing on Application for a Minor Subdivision at 1204 & 1206 N. Nordic Drive (PID #01-002-202/203) from Gainhart & Audrey Samuelson.

Samuelson's would like to move the property line over 5'.

The motion to accept the Samuelson's application passed unanimously.

Samuelson_App

Attachments: [Samuelson dox](#)

- c) Acceptance & Scheduling of a Public Hearing for an application from Jeff McFadyen for a Minor Subdivision at 129 King's Row (PID #01-031-220)

Discussion of intention on application - McFadyen wants to make two lots out of three.

The motion to accept the McFadyen application passed unanimously.

McFadyen_App

Attachments: [McFadyen dox](#)

- d) Acceptance & Scheduling of a Public Hearing for an application from Casey Flint for a Minor Subdivision at 215 Mitkof Highway (PID #01-031-670)

Flint's want to take their lot that now runs from Hungerford Hill to Mitkof Highway and divide it into four lots.

The motion to accept the Flint's application passed unanimously.

Flint_App

Attachments: [Flint dox](#)

10. Discussion items

Commissioner Sterns commented that the land by the substation across from AML should be requested during the land acquisition. Discussion. Director Cabrera informed Stearns that under the Municipal Entitlement Program, the Borough cannot request tidelands. The State has a separate program for Municipal selection of tidelands which is what was used to get the tidelands at Scow Bay and that with that program there has to be a development plan in place before they will even consider conveying that property. Discussion.

Next meeting will be the regular scheduled date of March 8, 2016 at 10:00am.

11. Adjournment

The motion to adjourn passed unanimously.