



## Meeting Minutes Planning Commission

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Tuesday, October 13, 2015

10:00 AM

Assembly Chambers

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### 1. Call To Order/Roll Call

**Present:** 4 - Chris Fry, Dave Kensinger, Otis Marsh and Richard Burke

### 2. Approval of the previous meetings minutes

**Motion to approve the previous meetings minutes from September 8, 2015 passed unanimously.**

Planning & Zoning meeting minutes of September 8, 2015

**Attachments:** [MeetingMinutes 09.08.2015](#)

### 3. Amendment and approval of agenda

*Commissioner Kensinger would like to add to the agenda a staff report from Director Liz Cabrera on the status of the Comprehensive Plan and Inspector Bertagnoli would like to add item 9 d., to New Business the acceptance and scheduling of a variance application by Charles Davis.*

**Motion to approve the agenda as amended passed unanimously.**

### 4. Election of Chairperson, Vice-Chairperson, and Secretary

*Dave Kensinger nominated Chris Fry as President, himself as Vice-Chair and Richard Burke as Secretary, seconded by Otis Marsh.*

**Motion to approve slate of officers passed unanimously.**

### 5. Public Hearing

- a. Public hearing for a variance and conditional use permit for Eric Grundberg to rebuild an existing net house to 0' from the property line in a single-family residential zone at 207 Hogue Alley.

*Dave Ohmer, Scott Roberge & Jane Smith wrote letters in support of Mr. Grundberg's application. Letters of support were read into the record.*

*Discussion of construction. Malena Marvin was present in Mr. Grundberg's stead. Kensinger asked if any objections by neighboring property owners were received. Director Cabrera responded that none were received. Zoning regulations in the slough area were discussed.*

**Motion to adjourn the Public Hearing passed unanimously.**

Eric Grundberg CUP and Variance application

Attachments: [Grundberg.Dox. PZ#15-298](#)

- b. Public hearing for a change in zoning and minor subdivision for the Petersburg Borough at 1200 Haugen Dr.

*Kensinger asked who the actual owner is of that corner lot. Discussion. Director Cabrera directed the commission to focus strictly on rezoning these parcels and not how they will be used in the future. Discussion. At this point it's just a recommendation to the Assembly of rezoning this area, then it's up to the Assembly to determine. Discussion.*

**Motion to adjourn the Public Hearing passed unanimously.**

**Initiation of re-zone and subdivision of parcel #01-006-442 at Haugen Drive and 12th Street**

Attachments: [Greenbelt.dox](#)

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

*None*

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

*None*

**8. Report of staff members**

*Director Cabrera gave a brief update on the Comprehensive Plan. The comment period closed September 30th with a number of comments at the end. The final draft should be ready at the end of November.*

**9. Unfinished Business**

- a. Consideration of a variance and conditional use permit for Eric Grundberg to rebuild an existing net house to 0' from the property line in a single-family residential zone at 207 Hogue Alley.

**Motion to approve the findings of facts as submitted by Director Cabrera and the variance and conditional use permit for Eric Grundberg to rebuild an existing net house to 0' from the property line in a single-family residential zone at 207 Hogue Alley passed unanimously.**

- b. Consideration of a change in zoning and minor subdivision for the Petersburg Borough at 1200 Haugen Dr.

**Motion to approve the findings of fact as submitted by Director Cabrera and the consideration of a change in zoning and minor subdivision for the Petersburg Borough at 1200 Haugen Drive be recommended to the Assembly for approval and passed unanimously.**

**10. New Business**

- a. Scheduling and acceptance of a conditional use permit application from Gregg Townsend to operate a home occupation at 1314 Gjoa Street.

*Inspector Bertagnoli stated the occupation would be for a gunsmithing business. Bertagnoli will get more details for the next meeting.*

**Motion to approve the scheduling and acceptance of a conditional use permit application from Gregg Townsend for a home occupation at 1314 Gjoa Street passed unanimously.**

Gregg Townsend CUP

Attachments: [Townsend.CUP.app.9.2015](#)

- b. Scheduling and acceptance of an application to vacate a pedestrian easement from Paul & Mara Lutomski at 840 Mitkof Highway.

*Fry asked what the pedestrian access is used for. Discussion.*

**Motion to approve the scheduling and acceptance of an application for vacation of public easement at 840 Mitkof Highway passed unanimously.**

Lutomski VoPE application

Attachments: [Lutomski.VoPE.app.9.2015](#)

- c. Consideration of a request from Kevin & Loreen Granberg to construct a 7' fence at 116 Skylark Way.

*Discussion regarding the reason for building a 7' fence between the Grandburg property and Magill's trailer park.*

**Motion to approve the construction of a 7' fence at 116 Skylark Way passed unanimously.**

Granberg request for a 7' fence at 116 Skylark Way.

Attachments: [Granberg Application](#)

- d. Scheduling and acceptance of a variance application from Charles Davis for

*This is a single family zoned lot abutting an industrial lot which requires a 20' setback from the rear of the property. Discussion.*

**Motion to approve the scheduling and acceptance of a variance application from Charles Davis to allow for reduction in side setbacks at 310 Hungerford Hill was approved unanimously.**

Davis variance application

**Attachments:** Davis.variance.app.10.13.2015

**11. Discussion items**

*Next meeting scheduled for November 10, 2015 at 10:00am*

**12. Adjournment**

**Motion to adjourn passed unanimously.**