



Meeting Minutes Planning Commission

Tuesday, August 11, 2015

10:00 AM

Assembly Chambers

1. Call To Order/Roll Call

Present: 5 - Chris Fry, Dave Kensinger, Tom Stearns, Mike Bangs and Otis Marsh

2. Approval of the previous meetings minutes

A motion to accept the previous meetings minutes passed unanimously.

3. Amendment and approval of agenda

A motion to accept the agenda as presented passed unanimously.

4. Public Hearing

- a. Public hearing for a variance from Mark Severson to extend an existing net house to 0' from the property line at 109 Cornelius.

Mark Severson variance application.

Attachments: [Severson.Variance application 8.11.2015](#)

Commissioner Fry requested that a site plan be included for the next meeting. Discussion

A motion to postpone the public hearing for a variance application from Mark Severson passed unanimously.

- b. Public hearing for a variance from Petersburg Children's Center to extend an existing ramp 5' from the front property line and construct a building addition to 6' from the side property line at 404 Dolphin Street.

Variance application from the Petersburg Children's Center

Attachments: [PCC.Variance application 8.11.2015](#)

No response from letters mailed out. Only comment was an email from Karl Hagerman, Director of Public Works.

Director of PCC, Brandi Heppe stated that if this addition is approved, the Center would be able to take 18 children off of their waiting list. Discussion. Commissioner Kensinger's only concern was if the Catholic Church is in agreement. Discussion.

A motion to approve the closing of the public hearing for the Petersburg Children's Center variance application 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 gave an update on the Comprehensive Plan. Draft maps have been released, some of which are hanging in the hallway and Agnew Beck should be back in Petersburg mid-September. Discussion. Building Inspector Bertagnoli gave an update on the complaints of the motor home parked on Sandy Beach Road. Discussion.

8. Unfinished Business

- a. Consideration of a variance application from Mark Severson to extend an existing net house to 0' from the property line at 109 Cornelius.

Postponed.

- b. Consideration of a variance application from Petersburg Children's Center to extend an existing ramp 5' from the front property line and construct a building addition to 6' from the side property line at 404 Dolphin Street.

Commissioner Kensinger stated that since the Catholic Church has no objections, nor Public Works Director Karl Hagerman, that this should be approved. Discussion.

Director Cabrera reminded the Commission that the findings of fact are detailed in her report and could be voted on in one motion. Motion to approve the findings of fact as submitted passed unanimously.

A motion to approve the variance application for Petersburg Children's Center passed unanimously.

9. New Business

- a. Scheduling of public hearing for a special use application from Bill Menish to construct a driveway within the Tango Street right-of-way at 710 South Nordic Drive.

Menish Special Use Application

Attachments: [Menish.Special Use Application 8.11.2015](#)

Commissioner Fry requested feedback from Public Works Director Karl Hagerman. Director Cabrera stated that several Department Heads have given their input and that would be presented at the public hearing. Discussion.

A motion to approve the scheduling of Menish special use application passed unanimously.

- b. Scheduling of public hearing for a conditional use application from Kayla Popp to operate a home occupation at 704 Rambler Street.

Popp Conditional Use application

Attachments: [Popp.Conditional use application 8.11.2014](#)

A motion to approve the scheduling of the Popp conditional use permit passed unanimously.

- c. Consideration of revocation of conditional use permit for Zack, Inc. (Aaron & Katrina Miller) to construct a net house at 106 Arness Heights Drive.

Revocation of conditional use permit for Zack, Inc. (Aaron & Katrina Miller)

Attachments: [Miller CUP revocation 8.11.2015](#)

Commissioner Kensinger asked if the Miller's had received a letter. Building Inspector Bertagnoli gave an update that the Miller's submitted an application for a building permit. Discussion. Commissioner Kensinger asked what the next step would be. Discussion. Commissioner Bangs asked that even with the building permit option, aren't the Miller's required to remove the gear from the property? Discussion. Bertagnoli gave examples of what sort of dwelling would be acceptable on this lot. Discussion. The protocol for "Nuisance Complaints" were covered.

Director Cabrera suggested that the Commission adopt the findings of fact submitted. Motion to accept the findings of fact as submitted by Director Cabrera was made by Kensinger and seconded by Bangs. The motion to revoke the conditional use permit for Zack, Inc. (Arron & Katrina Miller) carried unanimously.

A motion to revoke the conditional use permit for Zack, Inc. (Aaron & Katrina Miller) passed unanimously.

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

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

Attachments: [Hammer & Wikan.application. 8.11.2015](#)

Commissioner Kensinger asked what area is specifically being requested for purchase. Director Cabrera explained that the Borough is looking to subdivide the lots prior to the sale as there are portions that the Borough is not interested in. The lot is currently zoned "Open Space" and would need to be rezoned to "Commercial" to fit the purposes that Hammer & Wikan are looking to use it for. Commissioner Fry asked about where exactly Hammer & Wikan plans on building and stated that it would be nice to have more detailed plans from them. Cabrera explained that Hammer's has issues with freight delivery and public safety is a big problem for them. Discussion.

A motion to approve the initiation of re-zoning and subdividing parcel #01-006-442 at Haugen Drive and 12th Street passed unanimously.

- f. Consideration of request for extension of a variance for Alec and Teresa Pfundt to construct a carport at 205 Galvenston St.

Pfundt variance extension

Attachments: [Pfundt.Variance extension 8.11.2015](#)

Time frame was discussed.

A motion to approve the Pfundt variance extension passed unanimously.

- g. Appointment of Planning Commissioner to the Historic Preservation Committee.

Commissioner Fry asked for any volunteers or nominations. Director Cabrera stated that no meetings have yet to be held. Discussion. Commissioner Kensinger suggested that one of the members of the Historic Preservation Committee be asked to sit on the P&Z commission which would cover both bases. Discussion.

A motion to postpone passed unanimously.

10. Discussion items

Commissioner Marsh brought up the issue of lack of people running for boards. It was suggested that applicants not determine the term-length slot they are running for in case they are running against another Planning person. Discussion.

Commissioner Bangs inquired of Commissioner Demko as to the timeline of his departure. Discussion.

11. Adjournment

A motion to adjourn passed unanimously.