



## Meeting Minutes Planning Commission

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Monday, June 8, 2015

9:00 AM

Assembly Chambers

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### 1. Call To Order/Roll Call

**Present:** 4 - Chris Fry, Dave Kensinger, Tom Stearns and Mike Bangs

### 2. Approval of the previous meetings minutes

The motion to approve the minutes of the May 12, 2015 meeting was approved unanimously.

Minutes of the May 12, 2015 Planning Commission Meeting.

**Attachments:** [Planning Commission Meeting Minutes 05.12.2015](#)

### 3. Amendment and approval of agenda

Commissioner Kensinger moved that they add to New Business a request to the Mayor to appoint two more people to serve on the Commission due to Commissioner Demko's upcoming resignation and Commissioner Laubhan-Malhiot's recent resignation.

Also added to New Business was the acceptance and scheduling of the variance application from the Petersburg Children's Center.

### 4. Public Hearing

- A. Public hearing on request for a variance from Kurt and Janet Kvernvik to cover an existing deck located 0' from the property line at 105 South Seventh Street.

*A letter from Patrice Huettl was read into the record by Commissioner Kensinger.*

The motion to close the public hearing was passed unanimously.

Kvernvik Variance Application

**Attachments:** [Kvernvik Variance Application](#)

### 5. Visitors' views related to agenda items

None

## 6. Visitors' views unrelated to agenda items

None

## 7. Report of staff members

Director Cabrera referred to her written report. Commissioner Fry stated he had two questions; the first being, was a building permit ever submitted for the construction of the deck? Building Inspector Bertagnoli stated that the deck may have been part of the original building permit but does not see that it was included in the original drawings; however the house as a whole did pass inspection upon completion. Commissioner Fry's second question is, was the deck adequately attached to the house at the time of construction? Bertagnoli responded that other than the pictures, he has not physically gone over to look at it. Commissioner Bangs informed the Commission that he had gone over to view the deck and it looks like it's built well. Commissioner Kensinger asked about what "green belt" actually refers to. Director Cabrera explained that "green belt" means the property is zoned as public use and therefore would in all probability remain unused due to being designated as a conservation easement for when the Fire Hall was constructed. Discussion. Commissioner Fry questioned the fact that the deck is currently in violation due to going all the way to the property line. Director Cabrera stated that the issue is this variance for the setback to zero feet which would make the deck in compliance but that right now, the deck is in violation. Discussion. Commissioner Kensinger questioned the roofline on the deck and if once constructed whether that would extend over the property line. Discussion.

Staff Report - Kvernvik variance

Attachments: [Staff Report - Kvernvik variance](#)

## 8. Unfinished Business

- A. Consideration of request for a variance from Kurt and Janet Kvernvik to cover an existing deck located 0' from the property line at 105 South Seventh Street.

Commissioner Fry asked if there were any further comments by the Commission prior to taking a vote. Fry expressed his concern about not only the structural issues of the deck but that if they issue this variance, is that in keeping with what the regulations state. Commissioner Bangs stated that since the surrounding area is public use and in all probability not going to be developed, that he does not see a problem. Commissioner Stearns expressed concern about the fire protection standards being met. Discussion. Bertagnoli stated that since the immediate neighbor has no objection and the deck has already been built and the green belt will probably never be utilized, that there should be no problems. Discussion.

Findings of fact 1 is met since the deck has been in existence for a long period of time and that this cover would protect their house from the snow and rain. Passed unanimously.

Findings of fact 2 is met since the property backs up to the public use property that will probably never be used. Passed unanimously.

Findings of fact 3 is met since the Kvernvik's would experience a hardship of having to rebuild their deck to comply and again, since their property backs up to the public use property, it will probably never impede on another individual's property.

All findings of facts passed unanimously.

**Motion to approve the variance for Kurt and Janet Kvernvik to cover an existing deck located 0' from the property line at 105 South Seventh Street passed unanimously.**

## 9. New Business

- A. Acceptance and scheduling of public hearing for a variance application from Mark Severson to extend an existing net house to 0' from the property line at 109 Cornelius.

*Commissioner Kensinger asked about the history on the property. Inspector Bertagnoli and Director Cabrera gave a history of the net house's previous applications. This property has had two different applications; two conditional uses and now this variance. One conditional use for the original warehouse building, one for the extension on the front of the warehouse and now they are requesting a variance for 0' feet from the front of the property. Discussion. Fry asked about the Weaver warehouse and it's position. Bertagnoli stated that the Weaver warehouse is at 0' feet. Discussion.*

**The motion to accept the variance application from Mark and Karen Severson and to schedule it for the next Planning Commission meeting passed unanimously.**

Mark Severson variance application.

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

- B. Acceptance and scheduling of a public hearing on a request for a variance from the Petersburg Children's Center 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 Fry would like a report from Public Works Director regarding any concerns the Borough may have in allowing that reduced set-back. Discussion.*

**The motion to accept the variance application from the Petersburg Children's Center passed unanimously.**

## 11. Discussion items

*Commissioner Fry stated that with the resignation of Commissioner Laubhan-Malhiot, there is a need for the election of a Vice Chair. Commissioner Bangs nominated Commissioner Kensinger, seconded by Commissioner Demko. Passed unanimously. Discussion of Commissioner Demko's upcoming departure. Commissioner Demko stated that his leaving Petersburg would probably be in late August, early September. Demko would likely be available for one more meeting, depending upon when it will be. Which lead to the discussion of when the next meeting would take place. The next regular scheduled meeting in July would not have a quorum. There would not be a quorum available until the 11th of August. Discussion. Commissioner Kensinger requested that the Mayor be asked to appoint new members. Discussion. The next meeting was scheduled for August 11th, 2015.*

**The nomination of Dave Kensinger as Vice Chair passed unanimously.**

## 12. Adjournment

**Motion to adjourn passed unanimously.**