



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, March 10, 2015

2:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Present: 4 - James Demko, Dave Kensinger, Dona Malhoit Laubhan and Mike Bangs

Absent: 1 - Tom Stearns

By Phone: 1 - Chris Fry

2. Approval of the previous meetings minutes

Motion to approve the previous meetings minutes passed unanimously.

Attachments: [P&Z Meeting Minutes of 2.12.15](#)

3. Amendment and approval of agenda

Motion to approve the agenda as presented passed unanimously.

4. Public Hearing

A. Public hearing for a request from Bev Siercks for a variance from the rear-yard setback requirement for parcel 01-003-242, located at 107 Philbin Lane.

Ms. Beverley Siercks was present to answer any questions the Commission may have. Director Cabrera stated that there has been no response to the letters that were mailed out. Commissioner Bangs asked Ms. Siercks if she has heard anything from her neighbors about any problems. Siercks responded in the negative. Discussion.

Motion to close the public hearing for Bev Siercks passed unanimously.

Attachments: [Variance.App-Siercks.1.30.2015](#)

B. Public hearing for a request from Ron Hall for a variance from the front-yard setback and maximum lot coverage requirements on parcel 01-006-807, located at 13 North Sixth Street.

Ron Hall was present to answer any questions from the Commission. There were none. Director Cabrera stated that no responses have been received from the letters mailed out. Commissioner Kensinger stated that one of the neighbors stated that they do miss the roosters. Discussion.

The motion to close the public hearing for the Ron Hall variance was passed unanimously.

Attachments: [Variance.App.Hall.2.10.15](#)

5. Visitors' views related to agenda items

None

6. Visitors' views unrelated to agenda items

None

7. Report of staff members

Director Cabrera stated that her report regarding the Hall Conditional Use permit was mistakenly left out of the packet and she would review that during the consideration process. Cabrera also informed the Commission that there had been an appeal submitted regarding the conditional use permit approval for Aaron and Katrina Miller's netshet construction located at 106 Arness and this would go before the Borough Assembly at the March 16, 2015 meeting, beginning at 7:00pm. Discussion. Commissioner Malhiot-Laubhan stated that she would be at that meeting to represent the Commission. Discussion.

8. Unfinished Business**A. Consideration of a request from Beverley Siercks for a variance from the rear-yard setback requirement for parcel 01-003-242, located at 107 Philbin Lane.**

Director Cabrera stated that in the interest of streamlining the process, she has submitted the "Findings of Facts" in her report that the Commission can amend or approve as they move through the process. Discussion. Commissioner Kensinger read the findings of facts and findings of fact number 1 passed unanimously; findings of fact 2 passed unanimously; findings of fact 3 passed unanimously.

The motion to grant the variance passed unanimously.

Attachments: [Staff Report-Siercks](#)

B. Consideration of a request from Ron Hall for a variance from the front-yard setback and maximum lot coverage requirements on parcel 01-006-807, located at 13 North Sixth Street.

Director Cabrera reviewed the zoning ordinances regarding having the chicken coop on this property in relation to the footprint of existing buildings. Cabrera and Building Inspector Joe Bertagnoli researched the codes and could not find how this met exceptional physical circumstances as required in the code even though the coop has existed for some time with no negative impact. Given that, Cabrera and Bertagnoli were unable to recommend a variance. Commissioner Kensinger stated that the fact that the chicken coop has existed for some time with no negative impact is the exception to the code. Commissioner Fry agreed. Commissioner Malhiot-Laubhan asked how long the coop has been on the property. Mr. Hall responded that it's been about a year and a half. Discussion regarding the setback requirements for corner lots. Findings of fact 1 was approved unanimously due to the exceptional situation of the two setbacks on the corner lot and excepting the fact of the use of over 35% of the Hall property. Findings of fact 2 was approved unanimously due to no objections from the neighbors in the 18 months of the chicken coops existence. Findings of fact 3 was approved unanimously due to evidence of no hardship, damage or prejudice from neighboring properties.

Motion to grant the variance was approved unanimously.

Attachments: [Staff Reports-Hall](#)

C. Consideration of a request from Ron Hall for a conditional use permit to allow a home occupation on parcel 01-006-807, located at 13 North Sixth Street.

Director Cabrera reported from the staffs perspective that there would not be any negative impact on traffic so therefore has no objection to granting this conditional use permit. No discussion. Findings of fact A was met since there would be no impact on neighboring properties. Findings of fact B was met as there would be plenty of room for parking since this enterprise has such a low volume. Findings of fact C is not applicable.

The motion to approve the conditional use permit to Ron Hall was approved unanimously.

Attachments: [Hall. Conditional Use Permit 01.20.15](#)

9. New Business

Commissioner Malhiot-Laubhan asked if any Commissioners had come up with their five recommendations for future economic development. Discussion. It was agreed upon that this was not in the realm of this Commission. Commissioner Kensinger stated that there had been quite a bit of discussion with the consultants doing the comprehensive plan regarding land use outside of service area 1. Discussion.

10. Discussion items

11. Adjournment

Motion to adjourn was passed unanimously.