



Meeting Minutes Planning Commission

Tuesday, May 13, 2014

2:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Present: 6 - Susan Thomason, James Demko, Dave Kensinger, Dona Malhoit Laubhan, Otis Marsh and Chris Fry

2. Approval of the previous meetings minutes

Correction of the last minutes - Otis Marsh was not present during the last meeting.

A motion was made by Commissioner Dona Malhoit Laubhan, seconded by Commissioner James Demko, that this be approved as amended. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

A. [PZ#14-139](#)

Minutes of the Planning Commission meeting of April 8, 2014

3. Amendment and approval of agenda

New business A) Appeal of a decision by the building official

New Business: B) Discussion of the proposal of timber sale by the University of Alaska.

A motion was made by Commissioner Dona Malhoit Laubhan, seconded by Commissioner Otis Marsh, that this be approved as amended. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

4. Public Hearing

A. [PZ#14-05](#)

A public hearing for a request from First Bank for a replat subdivision of lots 2, 3 and a portion of lot 4 of tidelands addition subdivision of ATS 9, and a portion of lots 1,2 and 3 of block 25 of USS 1252 and Tract A of the Hammer and Wikan Subdivision.

Letters were sent out to surrounding property owners with no response.

B. [PZ#14-07](#)

Public hearing on a request from Merrily Jones for a replat of Lots 1 and 2 of Block 2 of the Frederick Sound Subdivision, parcel number 000 01003161 and 00001003163, located at 607 Sandy Beach Road.

Letters were sent out to surrounding property owners with one response from David Ohmer in favor of.

5. Visitors' views related to agenda items

Sandy Dixson spoke on behalf of the Fire Department to express concern of the proximity of the training tower to the plans made by Steve Berry. Parts of the existing structures are portable, however, some are not. Malhiot-Lauban asked what the distance is between the Fire Departments burn tower and training tower to where Mr. Berry wants to build. Discussion.

Steve Berry spoke on his own behalf regarding the proposed lease at Scow Bay. Mr. Berry described the type of work and products he would be using. Malhiot-Lauban asked about where his vapors would be dissipating. Discussion. Kensington asked if Mr. Berry had discussed this proposal with a current leaser, Mr. John Murgas. Mr. Berry answered in the affirmative. Discussion. Malhiot-Lauban asked if this venture would be better served to be located on the water side of Mr. Murgas' lease. Discussion on re-lining Mr. Murgas' lease. Mr. Berry will discuss the matter with Mr. Murgas. Malhiot-Lauban asked whether Mr. Berry has contacted the DOT. Discussion.

6. Visitors' views unrelated to agenda items

Katrina & Aaron Miller asked if they could amend their conditional use permit. Community Development Director Luczak responded that if they want to change the lines of the existing permit, they would have to re-apply. Discussion.

7. Report of staff members

Director Luczak said he was going to discuss the Comprehensive Plan but will wait until New Business.

8. Unfinished Business**A.** [PZ#14-05](#)

A public hearing for a request from First Bank for a replat subdivision of lots 2, 3 and a portion of lot 4 of tidelands addition subdivision of ATS 9, and a portion of lots 1,2 and 3 of block 25 of USS 1252 and Tract A of the Hammer and Wikan Subdivision.

Member Kensinger asked Mr. Rick Braun if basically they just want to clean up the existing lot lines. Mr. Braun stated that they want to clean up the lot lines to make more parking on Gjoa Street and to remove the existing dwelling.

A motion was made by Commissioner Dona Malhoit Laubhan, seconded by Commissioner Chris Fry, that this Planning Item be approved. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

B. [PZ#14-40](#) Steve Berry Scow Bay Lease Proposal

Chair Thomason asked what happens to the lease proposal after this discussion. Luczak responded that it would depend on what the board decides. Member Malhoit-Lauban requested that Mr. Berry speak to Mr. Murgas about the re-lining of the existing lease lines. Discussion. Member Marsh asked Ms. Dixon about her concerns. Ms. Dixon expressed concern about the proximity of Mr. Berry's planned structures. Member Fry suggested that the Fire Department, Mr. Murgas and Mr. Berry measure, discuss and come to an agreement. Discussion. The board recommend that once the parties have coordinated location, fumes and vapors issues, that the concerned parties take it to the Assembly for approval.

This Action Item was approved with conditions

C. [PZ#14-07](#)

Public hearing on a request from Merrily Jones for a replat of Lots 1 and 2 of Block 2 of the Frederick Sound Subdivision, parcel number 000 01003161 and 00001003163, located at 607 Sandy Beach Road.

Mr. Braun described Merrily's plans. Discussion.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner James Demko, that this Planning Item be approved. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

9. New Business

14-159 A) Appeal of a decision of a Public Official.

Director Luczak stated that the Borough attorney has advised that there be a Public Hearing regarding an appeal by Katrina and Aaron Miller concerning the zone violation on their property located at 107 Arness Heights Drive .

The Borough has 30 days from the date of filing of the appeal to take action. Discussion. Member Kensinger suggested that this board abstain to the Assembly on this matter. Discussion.

Meeting went into Recess

Meeting Reconvened

Luczak returned after recess stating that a public hearing is required to be held by the Planning Commission since the appeal was filed to be heard by the Commission.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Otis Marsh, that this Report be approved. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

14-160 B) Discussion of recent timber sale.

Member Kensinger spoke on the timber sale by University of Alaska , who received this land by State selection land committee. Kensinger's concern is that this will have a big impact on the surrounding inhabitants. Does the Planning and Zoning Commission have any input in this process? Kensinger expressed the many concerns involved in this timber sale. Discussion.

10. Discussion items

Chair Thomason spoke on the Comprehensive Plan. Thomason stated that this topic will be on the Assembly meeting agenda on Monday, the 19th of May. Thomason reviewed the RFP with the Commission. Thomason encouraged all members of the Planning Commission to attend that meeting. Discussion. Thomason asked for any volunteers for being on the Comprehensive Plan Committee should that come to pass. Members Kensinger, Fry and Malhiot-Lauban volunteered.

The next Planning & Zoning Commission meeting is scheduled for June 11th at 9:00am.

11. Adjournment

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Dona Malhoit Laubhan, that this meeting be adjourned. The motion carried by a vote of

Yes: 6 - Chairperson Thomason, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry