



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, December 19, 2017

4:30 PM

Assembly Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Present: 5 - Otis Marsh, Yancey Nilsen, Chris Fry, Sally Dwyer and Richard Burke

Excused: 2 - Dave Kensinger and Tor Benson

3. ACCEPTANCE OF AGENDA:

The motion to accept the agenda as presented passed unanimously.

4. APPROVAL OF MINUTES:

The motion to accept the minutes of the November 9, 2017 meeting as presented passed unanimously.

Meeting Minutes of November 9, 2017

Attachments: [Meeting Minutes November 9, 2017](#)

5. PUBLIC COMMENTS:

6. CONSENT CALENDAR:

7. PUBLIC HEARING ITEMS:

The motion to open the public hearing passed unanimously.

- A. An application from Karen and Mark Severson for variances from the 10' side yard setback requirement and the 35% maximum lot coverage requirement for the property located at 109 Cornelius Road (PID#:01-031-580). The variances would allow the applicant to expand an existing net shed.

Discussion on the application from Karen and Mark Severson and the written comments from Pat Weaver. Concerns were raised about the structure being 5' from the property line. Discussion.

The motion to approve passed unanimously.

An application from Karen and Mark Severson for variances from the 10' side yard setback requirement and the 35% maximum lot coverage requirement for the property located at 109 Cornelius Road (PID#:01-031-580). The variances would allow the applicant to expand an existing net shed.

Director Cabrera reminded the Commission that they need to address new Findings of Fact since the Staff Recommendation was to deny the application. Discussion by Commission regarding Findings of Fact.

The motion to approve as amended passed unanimously.

An application from Karen and Mark Severson for variances from the 10' side yard setback requirement and the 35% maximum lot coverage requirement for the property located at 109 Cornelius Road (PID#:01-031-580). The variances would allow the applicant to expand an existing net shed.

The motion to postpone passed unanimously.

Severson Variance

Attachments: [Severson.dox](#)

- B. An application from Gladys and Raymond Olsen for a change in zoning of property located at 1320 N. Nordic Drive (PID#: 01-002-161, 01-002-162, and 01-002-163) from Open Space – Recreation to Single Family Residential

There were no comments from the public.

Commissioner Fry asked if there were any draining on the property and Director Cabrera answered in the affirmative. Discussion on why this portion of property was originally zoned as "open space" and there doesn't seem to be any explanation for that.

The motion to recommend to the Assembly to approve the re-zone passed unanimously.

Olsen.R&G.Rezone

Attachments: [Olsen_ALL](#)

Murgas.SUP

Attachments: [Murgas_All](#)

- C. Scheduling of a public hearing for an application from John Murgas for a special use permit for construction of a boat launch at ATS 258, Scow Bay Turnaround (PID#: 01-056-140)

The motion to return without recommendation to the Assembly passed unanimously.

- D. An application from Dennis & Kellie Jones for a minor subdivision located at 587 Mitkof Highway (PID#: 01-143-200)

Commissioner Fry asked about the zoning and how that applies with the new zoning codes that are under review. Director Cabrera stated that its zoning fits with the upcoming zoning qualifications.

The motion to approve the minor subdivision passed unanimously.

Jones.D&K.Minor Subdivision

Attachments: [Jones.dox](#)

- E. Review of conditional use permit issued to Gregg Townsend at 1319 Gjoa St. for purposes of a home occupation (PID#: 01-005-526)

Mr. Townsend no longer resides at this location and has moved from Petersburg. Discussion regarding the conditions of the original permit and the procedure of expiring permits of this type.

The motion to approve the continued conditional use permit failed unanimously.

Opposed: 5 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,
Commissioner Dwyer and Commissioner Burke

Excused: 2 - Vice Chair Kensinger and Commissioner Benson

Townsend.CUP

Attachments: [CUP_Townsend 12.9.2015](#)

8. NON-AGENDA ITEMS:

- A. Commissioner Comments

Commissioner Burke stated that he gave a copy of the proposed zoning codes to Contractor Daniel Bird for his review. Commissioner Fry asked when copies of that would be available for the public and Director Cabrera reported that those documents should be available sometime this week. Discussion.

- B. Staff Comments

- i. Q&A of Zoning Code

- ii. Public Outreach efforts

Director Cabrera outlined the public outreach schedule. All 2018 meetings are now scheduled to the second Tuesday of the month and at 12:00noon.

9. ADJOURNMENT:

The motion to adjourn passed unanimously.

Chairperson / Secretary

Date