



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, July 14, 2020

12:00 PM

Assembly Chambers

ZOOM MEETING

1. CALL TO ORDER:

2. ROLL CALL:

Present: 7 - Chris Fry, Dave Kensinger, Richard Burke, Tor Benson, Sally Dwyer, Nancy Strand and Heather O'Neil

3. ACCEPTANCE OF AGENDA:

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Dave Kensinger, that the agenda be approved as presented. The motion carried by a vote of

Yes: 7 - Commissioner Fry, Commissioner Kensinger, Commissioner Burke, Commissioner Benson, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

4. APPROVAL OF MINUTES:

Not yet available

5. PUBLIC COMMENTS:

None

6. CONSENT CALENDAR:

A motion was made by Commissioner Richard Burke, seconded by Commissioner Nancy Strand, that the application for a CUP from Eric Wolf be approved for scheduling on August 11, 2020. The motion carried by a vote of

Yes: 7 - Commissioner Fry, Commissioner Kensinger, Commissioner Burke, Commissioner Benson, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

- A. Scheduling of a public hearing for an application for a conditional use permit (home occupation) for Eric Wolf at 581 Mitkof Hwy (PID: 01-116-300).

Wolf CUP

Attachments: [CUP_WOLF](#)

7. PUBLIC HEARING ITEMS:

- A. Consideration of an application from Josh and Rachel Etcher for a variance from the 20' front yard setback requirement to allow for construction of a roof over an existing deck located 17' from the front property line at 1306 Gjoa St. (PID: 01-005-605)

The motion to amend to include the previous Findings of Fact from the original deck variance to include "covered deck" was made by Commissioner Richard Burke, seconded by Commissioner Sally Dwyer. The motion carried by a vote of

Yes: 7 - Commissioner Fry, Commissioner Kensinger, Commissioner Burke, Commissioner Benson, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

- A. Consideration of an application from Josh and Rachel Etcher for a variance from the 20' front yard setback requirement to allow for construction of a roof over an existing deck located 17' from the front property line at 1306 Gjoa St. (PID: 01-005-605)

Discussion on roof overhang included in 17' or not.

A motion was made by Commissioner Nancy Strand, seconded by Commissioner Sally Dwyer, to approve as amended the variance for Josh & Rachel Etcher. The motion carried by a vote of

Yes: 7 - Commissioner Fry, Commissioner Kensinger, Commissioner Burke, Commissioner Benson, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

J&R Etcher Variance

Attachments: [Etcher all](#)

- B. Consideration of a request from Bryan Whitney for a 12-month extension on a conditional use permit allowing for a trailer for use during construction at 202 Frederick Dr. (PID: 01-021-310).

Discussion. Bryan Whitney was present via Zoom to answer questions. Commissioner Dwyer asked which extension this one is. It was determined that this is the third extension Mr. Whitney has requested. Building Inspector Bertagnoli reported that the main structure is dried in. Mr. Whitney reported that the electrical has been started and the septic field is completed. Commissioner Kensinger asked about the previous extension expiring on July 1, 2020. Director Cabrera explained that his extension did expire but since Mr. Whitney submitted his request for another extension prior to that expiration date, the process would begin again. Commissioner Fry asked if there were any public comments received. One letter from the Cady brothers in opposition was received and is included in the agenda packet. Director Cabrera reported that no other comments had been received. Discussion.

Mr. Whitney stated that he is working on decommissioning both Conex's and the one Conex is getting shipped to Ketchikan. Construction has been delayed a little bit, but the septic is in. Mr. Whitney explained that construction was delayed due to COVID. The tank was delivered in June and installed. Then Bryan got busy during the prime construction time here in Petersburg. Underground wiring and water will be put in in August, then should be able to completely decommission the Conex that they were living out of and it will be sent off the island. The other thing that he would like to do is tear down the building that the Conex's are in then apply to build a boat barn. The reason Mr. Whitney is asking for the one year extension is to completely knock down the existing building and needs time to get help to get this done. O'Neil asked Mr. Whitney about the use of the Conex's - one to live in and one is a workshop/parts storage place? Mr. Whitney responded that the one they have been living in is the one getting shipped out and the other one, he hopes to move some of the living materials into it and then incorporate it into the boat barn as a totally different building. Commissioner Dwyer asked about the use of that other Conex. Mr. Whitney stated that it would be for personal use. Inspector Bertagnoli went over the requirements for using that Conex as part of the boat barn. Discussion. Inspector Bertagnoli asked for clarification about the use of the boat barn Conex and explained the requirements for that use. Mr. Whitney is in agreement of those requirements. Director Cabrera reviewed the conditions of the previous extension. Mr. Whitney reported that Sig Burrell is contracted to decommission the Conex and get it shipped to Ketchikan. Ketchikan Mechanical wants their Conex back. Bryan requested the extension to be at least until mid-September. Discussion.

Director Cabrera asked for clarification on what the Commission is looking to approve. Director Cabrera asked if the Commission is saying that one Conex can stay? The last letter stated that both Conex's had to go. Commissioner Fry stated that if Mr. Whitney is going to go through the building permit process for the other Conex, then it will be acceptable. Discussion. Director Cabrera stated that if one Conex is going to stay and the usage is going to change, then the Commission needs to reflect that in it's language. Discussion.

A motion to amend was made by Commissioner Dave Kensinger, seconded by Commissioner Tor Benson, extending the conditional use permit allowing for a trailer for use during construction at 202 Frederick Dr. (PID: 01-021-310) until the September 8th Planning & Zoning meeting with the one Conex and roofing being removed, that utilities are in and a DEC approved septic system, and the other Conex having a building permit and plan in place for modifying it into a boat barn, with an August 11th progress report by Mr. Whitney. The motion carried by a vote of

Yes: 7 - Commissioner Fry, Commissioner Kensinger, Commissioner Burke, Commissioner Benson, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

- B. Consideration of a request from Bryan Whitney for a 12-month extension on a conditional use permit allowing for a trailer for use during construction at 202 Frederick Dr. (PID: 01-021-310).

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Nancy Strand, that the CUP extension requested by Bryan Whitney be approved as amended. The motion carried by a vote of

Yes: 7 - Commissioner Fry, Commissioner Kensinger, Commissioner Burke, Commissioner Benson, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Whitney CUP Extension

Attachments: [Whitney dox](#)

8. NON-AGENDA ITEMS:

- A. Commissioner Comments

Commissioner Benson asked about the Zoning ordinance changes brought back up by the Assembly. Liz Cabrera stated that with in-person meetings suspended and the Assembly meeting via teleconference, it would be difficult to provide the level of public process and participation necessary for a large complicated ordinance.

- B. Staff Comments

None

- a. The next regularly scheduled meeting is August 11, 2020 at 12:00pm

9. ADJOURNMENT:

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Sally Dwyer, that the meeting be adjourned. The motion carried by a vote of

Yes: 7 - Commissioner Fry, Commissioner Kensinger, Commissioner Burke, Commissioner Benson, Commissioner Dwyer, Commissioner Strand and Commissioner O'Neil

Commission Chair

Date: