Planning Commission Report

Meeting Date: March 11, 2025

APPLICANT/AGENT:

OWNER(S), IF DIFFERENT:

David Mazzella

Petersburg Borough

LEGAL DESCRIPTION:

LOT 8, BLK 255, PLAT 69-53

LOT AREA: 10,000 SQ FT

LOCATION:

1009 Augusta St

SURROUNDING ZONING:

North: Single Family Residential

South: Public Use

ZONING:

Single Family Residential

East: Single Family Residential

West: Single Family Residential

PID:

01-002-560

APPLICATION SUBMISSION DATE:

12/20/2024

I. APPLICANT REQUEST: The applicant has requested to purchase borough-owned property at 1009 August St.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

- 1. Subject property is subdivided and zoned single-family residential. The property has platted legal
- 2. The surrounding area is partially developed with a well-established residential neighborhood, the remaining area is undeveloped.
- 3. There are no municipal utilities or road access to the subject property.
- 4. The applicant seeks to access the property through his existing lot on Lake St rather than construct a new road and similarly extend utilities from his existing service.
- 5. The applicant's proposal to expand the existing dwelling and construct additional storage is consistent with the zoning. Although, the subject property will have to be consolidated with the original lot prior to construction.
- 6. The applicant states expansion, and new construction would be completed in 5 years.

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

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V. APPLICATION REVIEW

- a. The application is classified as a request to purchase borough property.
- b. Criteria -

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

The Planning Commission recommends to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale to the Mazella's.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

- 1. The subject property is subdivided into a legal lot, has platted legal access, and is zoned as required by 16.12.080.
- 2. The proposed development plans are consistent with single-family residential zoning once the subject property is consolidated with the applicant's Lake St lot.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comment
- E. Meeting Minutes



PETERSBURG ALASKA Petersburg Borough, Alaska

Land Disposal Application
(\$500.00 non-refundable filing fee required)
Form must be completed in its entirety to be considered

Office Use:
Rec'd. by:
Fee: \$ 500
Date Rec'd:
120/24

Date: 12/13/24	This is a request t	This is a request for land disposal via:			
	LeasePurchase	ExchangeOther			
Parcel ID #(s) of Subject Pro	Proposed term of	(Describe) lease:(total years)			
Legal Description(s) of Prop VACANT LAND LOT 8 NORTHER BLOCK 255 SECTION	ST SUBDIVISION R	Arrent Zoning of Property:			
Is the Applicant applying to the following? If yes, check to State of Federal Agency		le Section 16.12.030 as one of			
Federally Recognized TNonprofit Entity		2.030			
		nak			
Applicant Name:	DAUID MAZZELLA				
Applicant Mailing Address:		<u> </u>			
	PETERSBURG, AK 99833				
Applicant Contact Info: (telephone and email)	967 650 7296	(S)a a			

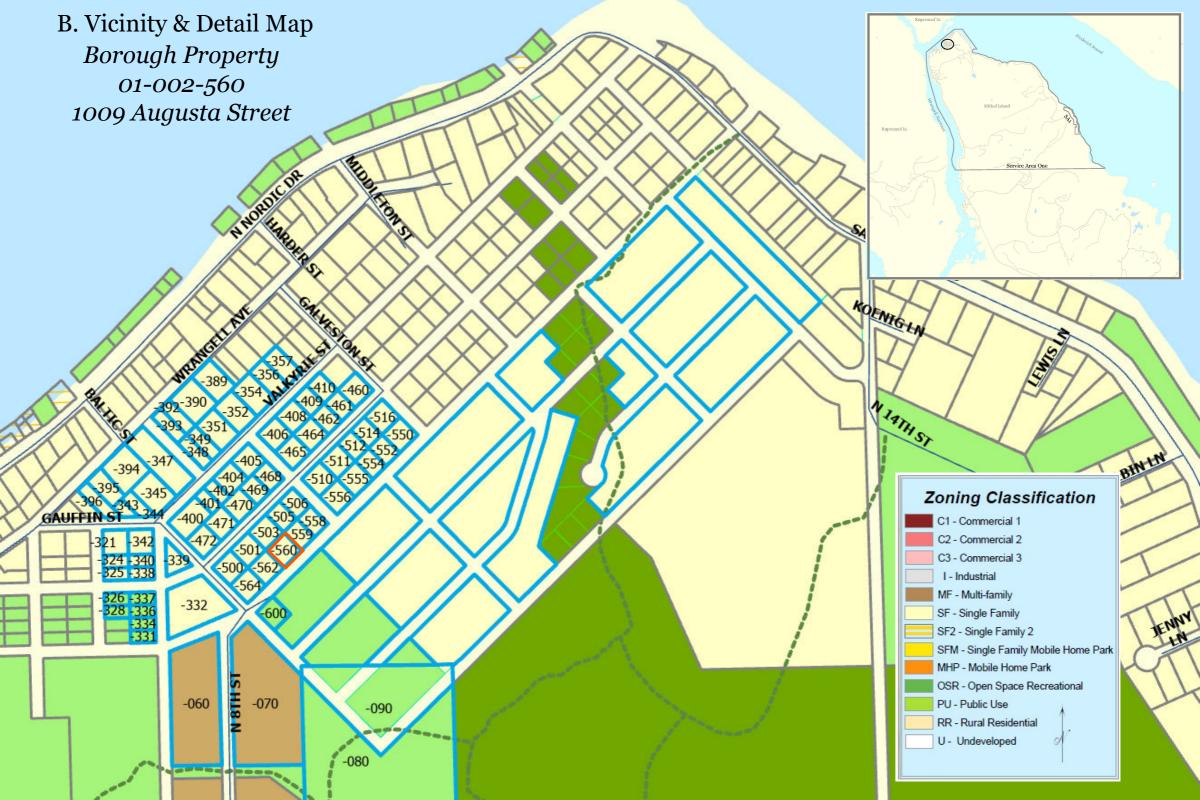
	1.	Size of Area requested (identify the minimum area necessary in square feet): 10001		
J) 15 J	2. with th	Attach a map showing the location of the parcel(s) requested. Map must show surrounding area e land requested clearly marked with bolded borders or highlighted color.		
į,	the app	If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, plication must include, at a minimum, the following:		
		a) a conceptual plan;b) a financial plan; andc) a development timeline		
3. Narrative on use of property: Explain proposed use of land and when use is expected to and end. Include any planned new construction or renovation, including time-frame when construction will be completed and type of materials to be used. Provide the estimated dollar proposed improvements. Explain the value of the proposal to the economy of the borough and an information you feel should be considered. (attached additional sheet if necessary) The LADD VOULD BE USED TO EXPAND OUR CURRENT HOUSE AND BUILD THE REMAINING LAND INTO DEVELOPE USEABLE SPACE, AND DEVELOPMENT THE ADDITIONAL SPACE AND DEVELOPMENT THE REMAINING LAND INTO DEVELOPMENT USEABLE SPACE, HOUSE REMAINING MATERIALS USED IN VALUE TO THE ENTIRE PROPERTY OF AND AND AND ESTIMATED STRUCTURE IN VALUE TO THE ENTIRE PROPERTY INSULATION, ROOFING MATERIALS ETC. 4. Name and address of all adjacent land owners or lessees, including upland owner(s) if application and address of all adjacent land owners or lessees, including upland owner(s) if application additional sheet if necessary) TREACH MARY EMPRESSER 1018 LAKE ST				
	5.	Are there any existing permits or leases covering any part of the land applied for? Yes No If yes, please check one: Lease Permit Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee:		
	6.	What local, state or federal permits are required for the proposed use? (list all)		
		- June 19 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		

5 c.

7.	If app	If applicant is a corporation, provide the following information:				
	A.	Name, address and place of incorporation: N/A	Name, address and place of incorporation: NAM			
	B.	Is the corporation qualified to do business in Alaska?: Yes () No			
Nam	e and ad	address of registered agent:				
OF	VACA: D THE	THEREFORE SAID LOTS.	ED PARCEL			
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speak Harb	requeste king with or or Po	or to submitting this application, please verify with pertinent Borough Dested for lease, purchase, exchange or other disposal is not needed for a with the appropriate personnel in the Electric, Water, Wastewater, Commu Public Works Departments and obtain their comments and signature sheet if necessary):	public purpose by nity Development,			
Depa	rtment C	et Comments: The Harbor Dept has no				
		Signature of Department Comm	12/13/24 enter			
Depa ut	rtment C	es (water + sewer) are at the Lake/Anus laws in te	y. Closest			
18	sewer	ver service is extended from this point to subject p	roperty it			
mo	y re	regime a pump Station. Station				
		Commission Expires 04/2 V2025	LAY 5			
		Signature of Department Comm	enter			
		Signature of Department Comme	JIII J			

Department Comments:	NO PUBLIC PURPOSE FOR THIS LOT.
	Van atte
WAS UNABLE TO CONVECT Department Comments:	Signature of Department Commenter WITH LIZ
	Signature of Department Commenter
NOTICE TO APPLICANT(s):	
I hereby certify that I have received and review 16.12 and 16.16 (as they may pertain to my)	be required to deposit with the Borough payment 12.090, and 16.16.070A, as applicable. ed a copy of Petersburg Municipal Code Chapters particular application) and understand the Code to sign this application on behalf of the applicant.
Please sign application in the presence of a Nota	ary Public.
	Dd Myth
	Applicant/Applicant's Representative Signature
	rippiiodita rippiiodita a representati e a sg. and a s
	DAVID MAZZELLA
	DAVID MAZZELLA
Subscribed and sworn to by David N before me this day of December 13th day of day of	Printed Name Azela, who personally appeared







February 18, 2025

LEONARD MICHAEL PO BOX 676 PETERSBURG, AK 99833-0676

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

consideration of the	Tuesday, March 11 th , 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.		
The meeting is open to the public.			
To attend via ZOOM , please contact Anna Caulum at 907-772-5409.			

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION			
By Mail:	PO Box 329, Petersburg, Alaska 99833		
By Email:	acaulum@petersburgak.gov		
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.		

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera

Community & Economic Development Department

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IDMH LINSEN						
PHIL MERES						
MADRITTO DAVIS						
DOMALD SPERL PO BOX 1407 PETERSBURG AK 99833-1457						
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MODESON PAUL ANDERSON DARLENE PO BOX 1454 PETERSURG AK 9983-13101 BENLD UANE E BELL DIAN I PO BOX 1301 PETERSURG AK 9983-13131 BENNETT LYE E BENNETT CAROL PO BOX 1301 PETERSURG AK 9983-1547 BERGMANN WILLIAM BERGMANN JOYCE A CORNELIUS KAREN A PO BOX 1301 PETERSURG AK 9983-1547 BERGMANN WILLIAM BERGMANN JOYCE A CORNELIUS KAREN A PO BOX 1301 PETERSURG AK 9983-1547 CORRELIUS DONALD A PO BOX 1312 PETERSURG AK 9983-1547 CORRELO DONALD A PO BOX 1310 PETERSURG AK 9983-1727 CORRED DENNIS G EMMENEGGER KATHRYN E PO BOX 1812 PETERSURG AK 9983-1030 ESPOSITO GINA S OLSON PAUL D PO BOX 1909 PETERSURG AK 9983-1030 ESPOSITO GINA S PETERSURG AK 9983-1030 EREMEMENEGGER KATHRYN E PO BOX 200 PETERSURG AK 9983-1030 EREMEMAN HARLAN F FOLON CATOR PORTATION PO BOX 1009 PETERSURG AK 9983-1030 EREMEMAN HARLAN F GELHAUS MARCELLA PO BOX 200 PETERSURG AK 9983-1030 EREMEMAN MARK GREORY A ELEMAN SHARON A PO BOX 863 PETERSURG AK 9983-1030 EREMEMAN MARK GREORY A ELEMAN SHARON A PO BOX 200 PETERSURG AK 9983-1030 EREMEMAN MARK GREORY A ELEMAN SHARON A PO BOX 200 PETERSURG AK 9983-1030 EREMEMAN MARK GREORY A ELEMAN SHARON A PO BOX 200 PETERSURG AK 9983-1030 ELAMBE KLISEY ELEMAN SHARON A PO BOX 409 PETERSURG AK 9983-1030 ELONARD MICHAEL PO BOX 400 PETERSURG AK 9983-1030 ELONARD MICHAEL PO BOX 400 PETERSURG AK 9983-1030 ELONARD MICHAEL PO BOX 400 PETE		MAZZELLA HILLARY G				
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	YUEN KEN		PO BOX 1689	PETERSBURG	AK	99833-1689

D. PUBLIC COMMENT

To whom it may concern,

Hi, my name is David Mazzella and I represent myself, my wife Hillary and our two young children regarding the land disposal applications for the 1000 block of Augusta street here in Petersburg. As long-time residents of Petersburg my wife and I decided this is where we wanted to raise our family but found ourselves struggling to purchase a home here in a very tight and competitive market. After years of looking and bidding on homes we could afford we were finally able to make a purchase on our current home before it hit the market. We were so fortunate to land on lake street, right next to my childhood best friend who has children the same age as ours. We were welcomed with open arms by the rest of our amazing neighbors as well and have meshed into a tight-knit little community where everyone knows and helps each other. We labored tirelessly to turn this dated little house into an updated, efficient and charming home where we plan to watch our kids grow and flourish. We have submitted an application to purchase the borough owned parcel directly behind our home with plans to expand our house as well as developing the remaining land into a safe, enjoyable space for our whole family and our friends to enjoy. In addition, we plan to build another storage structure/shop with a dwelling that would allow for longer term visits from our family and friends. As well as adding economic value and tax revenue to the borough, allowing us to purchase this land will protect the integrity and identity of our beloved neighborhood. We would be extremely grateful for the planning commissions recommendation to offer us first right or refusal on this directly adjacent property. In addition, we would love if our neighbors who have borough owned land directly adjacent were offered the same opportunity. The last thing we want to see is an out of state, out of touch developer bring in out of state contractors with materials purchased outside of this community to build unaffordable rentals directly in our back yard. We thank you for your time and consideration on this matter and trust you will put our hard working community members first.

2/28/25

Thank you,

The Mazzella Family

Moz Sta



Petersburg Borough

12 South Nordic Drive Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, March 11, 2025 12:00 PM Assembly Chambers

1. Call to Order

The meeting was called to order at 12:20pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry Commission Vice-Chair Heather O'Neil Commissioner Jim Floyd Commissioner Phillip Meeks Commissioner Donald Sperl

ABSENT

Commissioner John Jensen Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

4. Approval of Minutes

A. February 11, 2025, Meeting Minutes

The February 11, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil. Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

A. Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

Motion made by Commission Vice-Chair O'Neil to recommend to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale to the Mazzella's. Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl

B. Recommendation to the Borough Assembly regarding an application from Greg & Heidi Johnson to purchase borough-owned property at 1001-1017 Augusta St and Lots 2-5, Block 288, Scenic View (unrecorded subdivision) (PID: 01-002-558, 559, 560, 562, 564, no PID's assigned to Lots 2-5).

Kelsey Lambe spoke on her own behalf; she lives on Lake Street and would like the opportunity to purchase the lot behind her house.

Joel Randrup spoke on his own behalf; he lives on Lake Street and would like to see the plans for the subdivision as well as the developers plans.

Chuck Ressler spoke on his own behalf; he lives on Lake Street and said he was unaware he could buy the property behind his house.

Motion made by Commissioner Floyd to recommend the Borough Assembly approve sale of the subject properties.

The motion failed for lack of second.

Commissioner Floyd spoke about the lots and lack of plan.

Commissioner Vice-Chair O'Neil spoke to say the request from the developer changed and their plan wasn't clear.

Commissioner Sperl mentioned on the back of the 2nd page there is more detail. This is what a lot of people want to see in Petersburg but there may be a better location.

Commissioner Meeks added the City could use a bigger tax base and he would like to see the property owners have a chance to purchase their lots.

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

Director Cabrera mentioned the next meeting will be April 8, 2025.

C. Next Meeting is April 8, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:35pm.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks. Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks, Commissioner Sperl