

# Planning Commission Staff Report

Meeting date: July 11, 2023

**TO:** Planning Commission

**FROM:** Liz Cabrera, Community & Economic Development Director

**Subject:** Sale of Borough-Owned Property at 103A Dock St  
Wikan Enterprises

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## **Recommended Motion:**

I move a recommendation to the Borough Assembly that the borough owned property at 103A Dock Street be approved for sale.

## **The Petersburg Planning & Zoning Commission makes the following findings of fact:**

1. Applicant is requesting to purchase approximately 6,722 sf of borough-owned tidelands located at 103 A Dock St (PID#: 01-010-037).
2. Application was referred to the Planning Commission on June 26, 2023.
3. The subject property is currently leased from the borough by Wikan Enterprises and has a structure/shop.
4. The subject property has legal and practical access from Mitkof Highway and Dock St.
5. PMC 16.12.050 requires a property be zoned prior to approval for disposal. Subject property is zoned Industrial.
6. No portion of the property is located within a flood zone.
7. Per borough code, tidelands maybe sold in isolated and necessary instances when not needed for public purposes.
8. Borough departments have reviewed the request and their comments are attached to the application.
9. Hearing notices were mailed to property owners within 600 feet of the area.
10. On July 11, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

**Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendations:**