

Planning Commission Staff Report

Meeting date: July 11, 2023

TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: MINOR SUBDIVISION – 531-535 Mitkof Highway
Dave Ohmer

Recommended Motion:

I move to approve a minor subdivision at 531-535 Mitkof Highway with findings of facts as presented.

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

1. An application was submitted by Dave Ohmer and fees paid on June 14, 2023.
2. The subject properties are located at 531 and 535 Mitkof Highway.
3. The subject properties comprise approximately 4.5 acres. With Lot L (large lot) at approximately 4.2 acres and Lot Ptn of Lot L (smaller lot) at 11,700 sf.
4. The smaller lot does not meet minimum lot standards for the zoning district. It is a legal nonconforming lot.
5. The property is zoned Rural Residential.
6. Surrounding properties are zoned: Rural Residential.
7. The surrounding area is sparsely developed with residential uses. The smaller parcel has an existing mobile home.
8. The subject property is adjacent electric utility services and has legal and practical access from Mitkof Highway. Municipal water and wastewater are not available at this location.
9. The stated intended use for the property is residential development, which is consistent with the existing zoning.
10. The proposed subdivision would subdivide an existing lot into two and consolidate one of those lots with an existing smaller lot. This would result in two lots.
11. The proposed Lot 1 (northern lot) would be approximately 2.5 acres with a road frontage of 250 feet. The proposed Lot 2 (southern lot) would be approximately 2.0 acres with a road



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frontage of 200 feet. Both lots would meet or exceed the minimum lot requirement for the zoning district of 1 acre in area and 200 feet of road frontage.

12. The plat does not contain or require a dedication of a street, right-of-way, or other area.
13. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
14. Hearing notices were mailed to property owners within 600 feet of the subject property.
15. On July 11, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
16. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determinations and conditions:

1. The proposal meets the conditions outlined in Title 19 for a minor subdivision and the lot standards for the zoning district.
2. The proposal eliminates the legal non-conforming lot (small lot) through consolidation and creates two legal, conforming lots.
3. The subdivider shall submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording, as required by Title 19.

Chair, Planning Commission

Secretary, Planning Commission