

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 12, 2024

APPLICANT/AGENT:

Madeleine Valentine
DBA: Fitness Fundamentals

OWNER(S), IF DIFFERENT:

Madeleine & James Valentine

LEGAL DESCRIPTION:

Lot E 1/3 of 1
Lot W 1/3 of 8

LOT AREA:

1,669 SQ FT & 1,669 SQ FT

LOCATION:

607 Excel Street

SURROUNDING ZONING:

North: Single-family Residential (SF)
South: Single-family Residential (SF)
East: Single-family Residential (SF)
West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-006-142 & 01-006-137

EXISTING STRUCTURES:

1,669 sf shop/garage

APPLICATION SUBMISSION DATE:

8/29/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit for a private school in a single-family residential district.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. The surrounding area is an established residential neighborhood with some interspersed institutional and recreational uses (school, church, ballfield).
- b. The subject property has an existing 1,669 sf shop/garage structure, which is proposed as the school facility.
- c. Public and Private schools are allowed as conditional uses in the single-family residential district.
- d. The zoning code does not provide a definition of "school". A standard definition¹ is:
 - 1: an organization that provides instruction: such as
 - a: an institution for the teaching of children
 - b: college, university
 - d: an establishment offering specialized instruction, a secretarial *school* or driving *schools*
- e. The proposed school would be for gymnastics and fitness instruction and offer classes to students aged +18 months and up. Class size is limited to 10 students.
- f. Off-street parking on the subject property is not available.

¹ Merriam-Webster Dictionary <https://www.merriam-webster.com/dictionary/school>

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IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request for a conditional use permit for a private school in a single-family residential district.

a. Floodplain management – The subject property is not located within a special flood hazard area subject to PMC 17.14.

b. Conditional Use Permit Criteria – Per 19.72.020, the commission shall permit these uses if, in addition to meeting the off-street parking regulations, development requirements and all other requirements of this title, the conditions set forth in this chapter are met.

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

YES NO REASON: The surrounding area has several institutional uses that are similar to the proposed use such as churches, childcare, schools. The proposed use may increase traffic on a street that can be quite busy during certain days and times.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

YES NO REASON: Applicant is proposing temporary parking on nearby lots and has secured permission of the owner. Applicant will require all pick-up/drop-off parking at one of the alternative sites. A more permanent solution is proposed in their application and should be made a condition of approval with a timeline for completion.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

YES NO N/A REASON: The proposed school has significant public support and the applicant has attempted to find alternative locations that may be more appropriate from a zoning perspective. The alternatives have not provided a suitable or stable location for the school to operate.

VI. ACTION

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 12, 2024

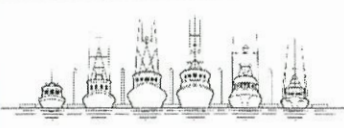
Proposed motion: I move to approve the application for a conditional use permit to allow a private school for gymnastics and fitness instruction at 607 Excel St with findings of fact, determination, and conditions of approval.

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

- a. The application meets the criteria outlined in Title 19.72 for a conditional use permit.
- b. The conditional use permit approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke the conditional use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall:
 - a. Limit class size to 10 students.
 - b. Limit hours of operation to no later than X:00 pm on weeknights and Saturdays.
 - c. Noise/music limited should not be audible at adjacent properties.
 - d. Provide 2 off-street parking spaces at the subject property within 5 years of approval date.

EXHIBITS

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

 PETERSBURG BOROUGH CONDITIONAL USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: #138
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Madeleine Valentine <i>DBA Fitness Fundamentals</i>		NAME Madeleine & James Valentine
MAILING ADDRESS Po Box 787		MAILING ADDRESS
CITY/STATE/ZIP Petersburg AK 99833		CITY/STATE/ZIP
PHONE 907-793-0000		PHONE
EMAIL madeleine@vikingtrvl.net		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 607 Excel St		
PARCEL ID: 01006142 & 01006137	ZONE: single family residential	OVERLAY: --
CURRENT USE OF PROPERTY: residential		LOT SIZE: 1,669 & 1,669
PROPOSED USE OF PROPERTY (IF DIFFERENT):		
WASTEWATER SYSTEM: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Excel St		
TYPE OF APPLICATION		
<input type="checkbox"/> Home Occupation		
<input type="checkbox"/> Residential Use in Industrial District		
<input checked="" type="checkbox"/> Other: Conditional Use Permit - public and private schools - gymnastics facility		
Submittals		
Please submit a site plan. For new construction, please include elevation drawing.		
For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking.		
For home occupation permits, are you registered to collect sales/transient room tax through MuniRevs? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.		
Applicant(s): <u><i>MValentine</i></u>		Date: <u>8/29/2024</u>
Owner(s): <u><i>JValentine MValentine</i></u>		Date: <u>8/29/2024</u>

19.72 CONDITIONAL USE APPLICATION

Applicant(s): Madeleine Valentine dba Fitness Fundamentals

Address or PID: 607 Excel St

Project Summary:

Hello Planning Commission,

I am submitting this conditional use application in the hopes of being able to use the current garage/warehouse structure at 607 excel street for a gymnastics/fitness school. In October of 2021 I started my business Fitness Fundamentals to provide the long absent service of a gymnastics program to the town of Petersburg. I did gymnastics all my life from the age of 4 until the age of 21 when I graduated from University of Alaska Anchorage after completing 4 years as a Division 1 athlete in the NCAA. Since 2021 I have single handedly taught gymnastics to over 125 children and fitness class to over 45 adults in Petersburg. By applying for this conditional use permit I am hoping to be able to continue to provide this wellness service for the community in a permanent location.

I have explored several other rental locations including Parks and Rec, Lutheran Church Holy Cross House, Elks, Moose Lodge, John Hanson Hall, and Petersburg High School. However, each location has several limitations making it unfeasible including size, cost, ceiling height, and most limiting the availability of each location. I had been renting the John Hanson Hall from Petersburg Indian Association for the past 2.5 years, however they are working to renovate the hall to allow it to be available for other community needs. I am seeking this conditional use permit as I have no other feasible location to offer my classes and currently have had to suspend operation of this service.

I would not be adding/changing the exterior of the structure on the property but using the existing garage structure. My classes all take place outside of school hours or on the weekends. In order to minimize the impact on surrounding property owners I would enforce the pick up/drop off/parking protocol the committee sees fit based on my proposed solutions outlined in question 2. With this locations proximity to school, daycares, and afterschool programs like kinderskog several kids will be able to walk to the facility. The ability to walk may even allow some families the option to enroll their child who otherwise for logistical reasons may not have been able to participate.

Within this neighborhood there are lots zoned for public use, and several parcels under the non-profit religious exemption, as well as the school, Parks and Rec, and public use fields and trails. As such, this neighborhood is already catering to multiple uses, and property owners have chosen this community knowing it caters to multiple uses and services. It is very important to me to be respectful to neighbors and I will ensure appropriate noise levels are maintained. All classes will be concluded well before general neighborhood quiet hours. I am applying for this conditional use permit not for personal gain or benefit, but because I am passionate about being able to contribute to the community by providing this service. Thank you for your time and consideration of my application.

Sincerely,

Madeleine Valentine
Fitness Fundamentals
907-793-0000

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.72.020 below:

(Note that all regulations and requirements of Title 19 must be satisfied to qualify for a conditional use permit.)

- 1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.**

The space of the garage on our property is 40 x 40 and I would like to use this space in its entirety. This space would provide a bathroom, entrance/foyer serving as a waiting area and space for coats and shoes, as well as a safe space to provide gymnastics instruction. I feel this property is suitable for the proposed use as the structure already exists and the neighborhood already has several lots zoned for, or operating under permits for different uses. Since the garage structure is preexisting, I do not feel it will have any economic or aesthetic effect on the property or neighboring properties. My classes have a maximum enrollment of 10 participants per class and will all be completed well before general neighborhood quiet hours. The purpose of the single-family residential district is to provide a sound and attractive residential neighborhood. I feel my proposed use of the space will keep within this purpose as no structures will be changing. If permitted this space will serve as a wellness center for members of the community ranging in age from 18 months to 60+ years. I am passionate about fitness and wellness as well as the community of Petersburg and retention of community members. The gymnastics and fitness program has proven to be a sought out and highly valued program. This is evident by the fact that all my gymnastics classes have been full with waitlists for every session. I feel it will be a big loss for the community if I cannot continue to provide this service.

- 2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.**

I would like to start by recognizing that this aspect is likely the most important to ensure safety, traffic flow, and minimize impact to all homeowners in the vicinity. It will be of the utmost importance to me that my participants and their families are following the protocol that is in place to address these concerns.

At this time there is not dedicated off street parking in addition to the 2 parking spots required for a single family residential lot available at 607 excel st. I recognize that this is a requirement in order to avoid congestion on the street and minimize impact on neighbors. It is really important for me to be able to resume my classes as soon as possible so that kids who have been enrolled in my program over the past few years can continue their growth and development in the sport. For this reason I would like to propose a temporary solution. I have received permission from Petersburg Lutheran Church to utilize the Rebbi Hus parking lot Monday-Friday after preschool (1:30pm) as well as on Saturdays. As a back up I also have received permission from Petersburg

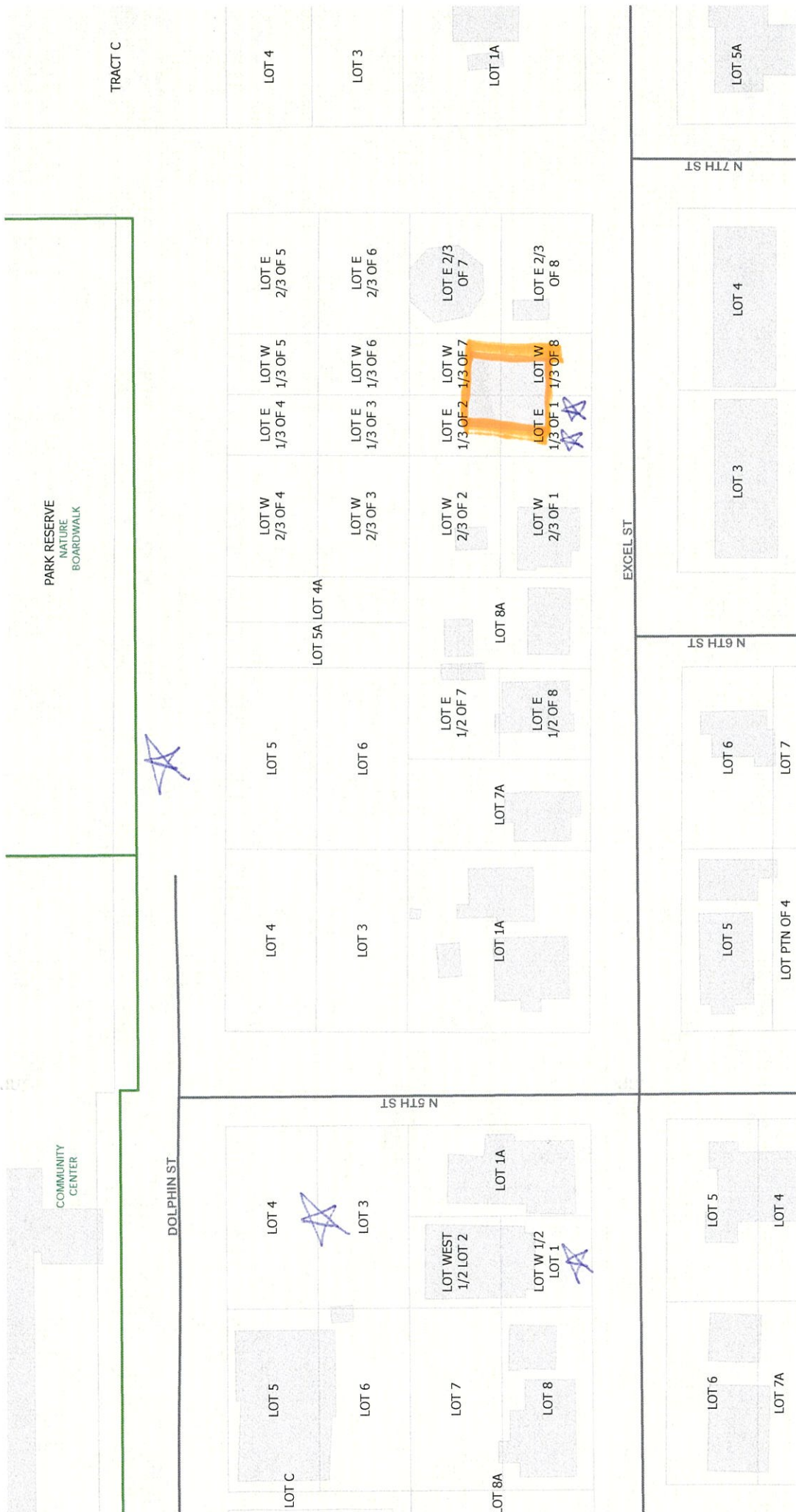
Children's Centre for use Monday-Fridays after 5:30pm and on the weekends. I have had a conversation with the Petersburg School District and they have acknowledged that the public utilizes the elementary school parking lot after school hours and they are aware that families may choose to park in that area as well.

Due to the fact that there is not a parking lot on our property I will be enforcing parents/visitors who do want to come inside park at one of these locations. This requirement will be part of the class rules/liability waiver that all families have to sign in order to participate in my classes. The previous location I was renting (John Hanson Hall) had very limited parking as well and it was never an issue during the 2.5 years I held my classes there. The longer-term solution would be adding parking in front of the garage. The garage is situated 22 feet from the Excel Street property line, which means there is enough room for any standard length vehicle to park in front of the garage and be completely off the street. This option would involve removing the trees/shrubs that are currently in front of a portion of the garage and adding rock fill to create an even parking surface. The requirement for off street parking is one spot per five students. The maximum capacity of my classes is 10 students. Therefore we need to provide two additional parking spaces. This is attainable in front of the garage as it is 40ft wide. I feel this is the most attainable solution however there could be other alternatives for parking such as applying to develop the right of way of 7th street and use parcel ID 01006134 for parking or add a drive on the left hand side (when looking at the garage) and add a parking area on parcel 01006141 both of which are parcels we own.

There is a door that leads to the foyer of the garage located at the back side, far off the street, and completely on our property. This will be the entrance and exit used for the facility. It is situated in a location that will allow for any foot traffic of people coming in or out of the facility to be on our property and completely off the street. For the past three years my classes have been predominantly drop off and pick up. Several families already carpool, several kids walk from their homes or school, and some afterschool programs like kinderskog have walked and dropped off kids to my classes. We are fortunate to live in a community where many families will feel comfortable allowing their kids to walk 0.2 miles from the school to 607 excel street for their class. For classes that are not directly after school or for those not attending school as well as for pick up at the conclusion of the class, I have the options of the Rebbi Hus, Petersburg Children's Center and the elementary school parking lot. I do require all participants of my class to sign a liability waiver. I will ensure to include the required parking stipulations in the waiver and ensure that all families are following the proper protocol. I feel confident that all my participants will be willing to follow the protocols in order to be respectful to the neighborhood members and we will operate in such a way knowing that if the rules are not followed we are at risk of losing the space.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: **The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.**

This proposed location of my gymnastics/fitness school shall benefit the community as it will continue to provide a year-round physical outlet for kids and adults alike. Gymnastics not only allows participants to improve their balance, coordination, and strength, but also improves discipline, independence, self esteem, and confidence. I think these sentiments and more are echoed in the letters of support included with this application. A small town faces hurdles with attracting new residents as well as retention of those that already live here. You can say that Petersburg has everything you need, but not everything you want. You could say that you can overlook the things you want, however eventually some families may feel the wants of their children, for example to participate in a certain sport or activity, may drive them away from town if they cannot get this service here. While I can recognize that this activity would be best suited in a large, 2,500+sq ft warehouse in a different area of town, the fact of the matter is that that is not attainable or sustainable for this program at this time. I do have a full time job working at Viking Travel which I co-own with my husband. I am running this program out of passion and desire to provide a program and another option for a healthy outlet to the community. I feel this location is centrally located in town to allow a variety of participants and families to attend class that may not be feasible to get to if it was further from town. I am hopeful that everyone can see the benefit of this program and my commitment to being a respectful and compliant neighbor so I can continue to have a healthy and positive impact on the community of Petersburg.



existing garage to be used for school
 off street parking areas available

Site Plan



Current 2 parking spaces for single family residential in front of existing garage structure



Exterior of existing structure which would be used in its entirety for the school



Trees and shrubs to be removed to add additional off street parking





Red outline showing entrance/exit located on our property well off the street



Red lines indicating where parking permission has been established



Petersburg Lutheran Church

406 Excel Street P.O. Box 709

Petersburg, AK 99833

(907) 772-3144

Rev. Deborah Gelerter and Rev. Tim Bernard

Madeleine Valentine
607 Excel Street
Petersburg, AK 99833

September 6, 2024

Dear Madeleine,

The Petersburg Lutheran Church Council voted to approve your request to use the parking spaces in front our Rebbi Hus building that houses our Good Beginning's Preschool with these stipulations:

1. Our permission is granted for the 2024-25 school year (September - May).
2. Our permission is granted for afterschool M-F, Saturdays, and Sundays after 1 pm.
3. No parking in front of the parsonage garage next to Rebbi Hus.
4. We will be in contact with you when we know of church activities where we will need the parking. The only one we know of now is the Church's Annual Basement Sale which is often in April (exact date TBD).

Our Parish Secretary, Amanda Birchell, and the Pastors will be your contacts should you need to reach us.

Church Office, M-F, 9:30 am -1:30 pm, 907-772-3144

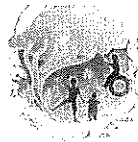
Pastor Tim 763-439-9971

Pastor Deborah Gelerter 727-252-4401

Welcome to the Excel Street neighborhood!

Pastor Tim Bernard and Pastor Deborah Gelerter

Email: plcakoffice@gmail.com
www.petersburglutheran.com



Petersburg Children's Center
Eagle's Nest
P.O. Box 138
Petersburg, AK 99833
(907)772-3419 Fax (907)772-3452
pccen1@gmail.com

The mission of the Petersburg Children's Center is to promote the healthy development of children and families in Petersburg by offering dependable, high-quality child care and by actively working toward the positive growth and development of all children in the community.

September 8, 2024

To whom it may concern:

My name is Sharlay Mamoe, I am the executive director of the Petersburg Children's Center. I was asked by Madeleine Valentine if her customers to her gymnastics and fitness studio would be able to use the parking lot at the Petersburg Children's Center. Our parking lot is used for families who are picking up and dropping off their children to our facility. However, our hours of operation are from 7:30 am to 5:30 pm Monday through Friday. If she is to use the parking lot outside of those hours, and not have her customers use that parking lot during those hours, that is totally appropriate and OK with me.

Gymnastics and fitness studio has given many children and adults another choice for physical recreation, and I would hope that she would be able to continue it for the community.

Thank you for your time and consideration. If you have any questions or concerns, you can contact me at my email, sharlaym@pccen.org or by phone during normal business hours at 907-772-3419.

Thank you!

Sharlay Mamoe
Executive Director
Petersburg Children's Center

To Whom it May Concern,

I am writing this letter in support of James and Madeleine Valentine's permit application.

Madeleine started her gymnastics program several years ago with nothing. She purchased all of the equipment and has moved to multiple different spaces that would let her rent for the season. She has spent hours coordinating and planning for each season, including cleaning and moving large, heavy equipment. All while also coaching every class offered. As a fellow coach and parent, I feel her commitment and passion for coaching Petersburg Youth should not go unnoticed.

Madeleine's gymnastics program provides another after school activity for kids. While Petersburg does a great job at providing what they can for kids, it would be doing the community a disservice to turn down this kind of opportunity.

Another option for kids to be active and stay healthy.

Another option to keep them busy and out of trouble.

Another option to learn and form healthy habits.

Another option to find passion in sports and life.

While her program is primarily geared towards kids, she also gives options for adult fitness. Adult fitness classes are very slim here in Petersburg and this has been a great option for several of us.

I hope to see this application approved. Thank you for your time and consideration.

Kelsey Lambe

9/8/24

To Whom it May Concern,

I add my name to the list of supporters of Madeleine and James Valentine's efforts to secure both variance and conditional use permits for use at the proposed Excel Street location for Fitness Fundamentals gymnastics program. The Valentines have gone to great lengths to offer wonderful physical educational opportunities to youth in our community and our families are the better for it.

The proposed location for their studio will enhance these offerings by providing a secure and centrally located space to grow the program. I grew up in the Excel Steet neighborhood, and spent my youth walk back and forth daily to school and again most evenings to extracurricular activities offered at the school. As a working parent of a participating child, I appreciate now more than ever, the property in question's proximity to the elementary school and would feel comfortable with my child independently walking the few blocks to attend Ms. Valentine's classes.

How fortunate are we to live in a community that can say this!

Thank you for the opportunity to comment.

Glorianne Wollen
907-518-4062

To Whom it May Concern,

We are writing in support of the permit applications for Madeline and James Valentine to secure a location to continue providing a valuable program for the youth of this community.

They started an incredible program here in town all on their own. They have purchased their own equipment, created their own sign-up procedures, got insurance, rented locations, and put in endless time, energy, and money to continue this program against all odds. So many kids benefit from their gymnastics program. They offer a wide variety of age groups, skill levels, and even parent – tot classes to keep kids active and learning new skills. They also adult workout classes that are not currently offered anywhere else in town.

Since these programs aren't being offered in town anywhere else, it is vital that our community help them so that these programs can continue. They have had to move locations, reschedule sessions, and work around many hurdles to keep these programs going and many families such as ours would like to support them in continuing.

We are hopefully that their applications be approved, so that our kids can get back on the mats and continue learning such amazing new skills. Thank you for your consideration.

Sincerely,

The Gillen Family

Ioana Ward
512 Sandy Beach Road
Petersburg, AK, 99833
ioana2129@gmail.com
907 518 4378

9/8/2024

Planning and Zoning Committee
Petersburg Borough
12 S. Nordic Drive
Petersburg, AK, 99833

To Whom It May Concern,

I am writing to express my full support for the gymnastics program offered by Madeleine Valentine in our community. This program has played a vital role in the physical, mental, and emotional development of young children, including my own.


Gymnastics offers children an incredible opportunity to build strength, flexibility, coordination, and balance. Beyond the physical benefits, it teaches important life skills such as discipline, perseverance, and teamwork. These skills are crucial to their overall growth and development, contributing to their confidence and self-esteem. In a world where kids are increasingly drawn to screens and sedentary activities, gymnastics provides a healthy, active outlet that fosters lifelong habits of fitness and well-being.

The gymnastics program is also a wonderful space for children to socialize, make friends, and build a sense of community. It offers them a positive environment to challenge themselves and grow in a supportive, structured setting. This program has become a cherished resource for many families, and its continuation is deeply important to the community.

I understand that Madeleine Valentine is working through the necessary permitting process to continue offering classes at their newly acquired property. I fully support this endeavor and strongly encourage the approval of the variance and conditional use permits. The program's contribution to the well-being of our children and the positive impact on our community cannot be overstated.

I hope you will consider the value this gymnastics program brings and allow it to continue serving the children and families in our area.

Thank you for your time and consideration.



Ioana Ward

Planning and Zoning Board Members:

I am writing this letter in support of Madeleine Valentine receiving a variance use permit and a conditional use permit for her property on Excel Street.

When I was growing up here in Petersburg, I participated in gymnastics from Charlie Rhoden. We had classes in our high school mat room. Charlie's program helped me learn about health and fitness at a young age. I've cherished these lessons and wonderful memories throughout my life.

My daughter Evie has been enrolled in gymnastics for the past three years. Getting her to participate in activities hasn't always been successful, gymnastics with Madeline has. Having Madeleine as her coach has given Evie confidence in herself to persevere and participate with her classmates and friends.

I am thankful for Madeleine continuing this program even though there have been challenges in finding a space she can use regularly. An established gymnastics program for our children has sadly been unavailable in Petersburg. I remember Bree Dawe was offering classes through Parks and Rec when my 15-year-old son was a toddler. I enrolled him, but that program didn't last very long. Before her, it was Nancy Curtiss, and that was probably well over 20 years ago now. Before her it was Charlie Rhoden.

Unfortunately, here in Petersburg we have limited public infrastructure to support this kind of program. We're forced for individuals to become creative and entrepreneurial.

So much of what makes our community a wonderful place for families isn't just State or City service, but those provided by volunteers. Our Elks Club, Moose Club, Sons of Norway Hall, Viking Swim Club, Petersburg Little League and Volunteer Fire Department are just a few examples of the many groups of volunteers creating something positive for our community. It's good to have a variety of programs for young children, where a one size fits all solution isn't successful. Madeleine is an accomplished gymnast; we are lucky she wants to utilize her knowledge and experience to enrich our children's lives.

Granting Madeleine a small accommodation; a variance permit for using a space beyond a square footage requirement and a conditional use permit for her to add dedicated off-street parking isn't much to ask for what she is doing for our kids.

Thank you for your time and consideration. I hope you will find Madeleine's contribution to our community as valuable as I do.

Sincerely,

Rachel Ohmer

Rachel Ohmer

P.O. Box 2013

613 Sandy Beach Road

Petersburg, AK 99833

907-650-7630

September 5th, 2024

To Whom it May Concern,

I am writing this letter in support of Madeleine Valentine's gymnastic program. I have felt fortunate to have this program available in Petersburg and my son, along with many of his peers look forward to taking her classes.

The prospect of a new and more permanent space is so exciting for those of us who have had children in Madeliene's classes. I have always been impressed with the organization of everything from sign-ups to class structure as well as Madeleine's ability to keep so many children organized, focused and excited.

Programs like this are what keep young families in Petersburg and are what inspire kids to stay active and achieve their goals in extracurricular activities as well as their daily lives. We have been lucky to have Madeleine and to have this program in Petersburg and I am very hopeful it will be able to continue.

Sincerely,

Jane Fuqua

September 9, 2024

Petersburg Planning Commission
PO Box 329
Petersburg, AK 99833

Subject: Support for Fitness Fundamentals / Valentine Variance and Conditional Use Permit

Dear Petersburg Planning Commission:

We are writing in support of issuance of the variance and conditional use permit being requested by the Valentines to operate their Fitness Fundamentals classes. All members of our family have enjoyed and benefited from the classes offered by Fitness Fundamentals when it was able to operate at the John Hanson Hall, which unfortunately is no longer the case.

Fitness Fundamentals has offered such an incredible enrichment opportunity for our two small children to learn gymnastics from such a highly qualified and skilled instructor that our town is so fortunate to have in Madeleine Valentine. The fact that Madeleine is able and willing to offer classes to help our youth have fun and physical activity in an indoor setting through the cold and wet months is an incredible resource for our town. We shouldn't let that be squandered by being inflexible in how they are able to operate and offer this resource for all families. I'll always remember the way my 4-year-old daughter's eyes lit up when she got home from gymnastics class and was telling me about all the stations she did – gymnastics class has been instrumental in her growth and development.

We are confident that the Valentines will operate the proposed facility in a way that is respectful of their neighbors. We hope the Planning Commission is able to issue the requested variance and conditional use permit so that they can continue offering fitness and gymnastics classes that are so needed and valued by families in our town.

Sincerely,

Brian and Hannah Smith

September 9, 2024

Dear Planning and Zoning Members,

I'm writing today in support of Madeleine Valentine's request for a residential variance that would allow her to conduct gymnastic classes for youth out of her home.

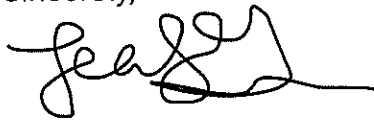
Madeleine's classes have been invaluable to our community and our youth. Though we've had gymnastics instructors in the past, this is the first time we've had the opportunity to secure a gymnastics teacher indefinitely.

As you know, finding space for businesses is extremely limited. If Madeleine has the right space at her future residence to continue her program, this would make so many families happy, knowing her classes will continue to be available. I know my own daughter has benefited greatly from participating in Madeleine's program, and she would be so glad to hear this is an ongoing option for her. It's one of her most favorite activities to participate in.

Lastly, we are a neighbor that this variance would directly impact. It's likely more cars would park along the street where we live even with the addition of off-street parking. I don't see an issue for our neighborhood to accommodate the additional traffic/parking. Encouraging and supporting a small business such as this (one that promotes health and builds confidence in our youth), far outweighs the minor inconvenience of a few extra cars parked in the area.

Thank you for your consideration in approving Madeleine's request. This is an opportunity to secure the future of her program continuing to benefit our community youth, and I hope you'll approve the requested variance/permitting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lea Stanton Gregor', with a long horizontal flourish extending to the right.

Lea Stanton Gregor

To Whom it May Concern,

We are writing to support James and Madeline Valentine with their applications to pursue using their garage in order to continue providing a valuable program to our community.

James and Madeline created a gymnastics program that our community desperately needed. While they had tried to use our local community center, it unfortunately didn't work out. They have rented multiple other locations to keep the program going. It is vital for them that they can make their new home location work. They provide classes for all ages ranging from toddlers to adult fitness. Our families along with several others, value this service they have worked so hard to provide. Our kids are learning, they are being active, and having fun. Our youth has limited access to sports and activities living here, not to mention the excessive costs. This program is an amazing option for families to enroll their kids and give them another opportunity. It would be absolutely detrimental to lose this business in town.

Please approve their applications and support this business. Thank you for your consideration.

Sincerely,
The Jabusch family

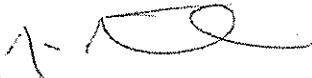
To Whom It May Concern:

This is a letter in support of Madeleine Valentine, of Fitness Fundamentals, for a conditional use permit and a variance permit to operate a gymnastics school on Excel Street.

Physical activities are important to young children's development and we strongly support having a gymnastic school in Petersburg for the youth of our community. As we live in a community with limited programs and activities for children, and teenagers, we believe it is important to support, and try to accommodate, as many beneficial programs like Fitness Fundamentals as possible.

Since there are very few commercial buildings in Petersburg, and none that fit the requirements of a gymnastic school, we support the use of the property on Excel Street for the purpose of teaching children's gymnastics.

If you have any questions or concerns, please contact us at the 971-645-0947.



Seth Scrimsher
Khanh Scrimsher
Lilith Scrimsher
Nadia Scrimsher
Kai Scrimsher

09/09/2024

To Whom It May Concern,

This letter is in support of a coding variance to allow for James and Madeleine Valentine to operate a gym/studio out of their residence for gymnastics and/or wrestling. The Valentine's have proven to be committed to the betterment of Petersburg and our youth. I have confidence they would operate their establishment in a way to promote health and wellbeing of youth as well as respect the space, privacy, and peace of their neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read 'Megan Litster'. The signature is fluid and cursive, with a large loop at the end.

Megan Litster

To whom it may concern,

Please approve the conditional use permit for the Valentine property. These two have become vital to our community and Madeleine's gymnastics program specifically has been a great outlet for our kids. Both of our kids have benefited greatly from the skills and discipline Madeleine has taught them and it would be wonderful for her to have a dedicated space so she can maintain a reliable schedule.

Thank you for your time and consideration,

Beth Loesch and Casey Knight

To Whom it May Concern,

I am writing today in support of James and Madeline Valentine and their application to turn their new property into a gymnastics studio. Their program has been a huge asset to the community and my own daughter. They are giving our kids another opportunity to be active and something new to try out. It has been very hard how they have had to move locations, and being able to make their own space work would give them a permanent location to continue doing business.

Please approve their applications.

Sincerely,

Callie Bell

To Whom it May Concern,

My daughter has been taking gymnastics classes offered by Madeleine Valentine for 3 years. It has proven to be a reliable, safe, self esteem boosting class. Madeleine is an excellent teacher who is organized and dedicated to her students. We are in full support of her and James being able to move forward in a new space, and offering classes once again. I understand that there are hurdles for them to get through, they are detailed people who will take care of the steps needed to provide a safe, fun environment for so many students.

Thank you for your time and consideration,

Holly Winje and Family

To whom it may concern,

I am writing today to voice my support of Madeleine Valentine's pursuit of permits required for her to continue a gymnastics/fitness program in Petersburg. My daughters have greatly benefited from her classes, as I know many others have as well. Her dedication and determination to provide gymnastics and fitness classes has been admirable and inspirational, and I hope that you will strongly consider granting her these permits so that she may continue providing a much valued option for the young (and not-so-young) people of Petersburg. Thank you for your time.

Sincerely,

Cena Worhatch

To Whom it May Concern,

My name is Chelsea Corrao and I am writing in support of Madeleine Valentine's desire to continue her small business. Number one, any person as patient and kind as Madeleine should be trusted to run a small business in our town. Something as simple as zoning should not stop her from continuing to provide gymnastics instruction for our youth.

Number two, gymnastics is a sport that is unlike all the other sports offered to our elementary aged students. It is an individual sport that students do not have to perform or compete in. They are in it to better themselves, to better their physical abilities and to strengthen their mental perseverance. It also has very specific equipment and space needs that need to be set up properly to keep the students safe.

Finally, Petersburg needs things for our youth. We need outlets for our children to find healthy ways to cope with daily trials. Please, allow the zoning to change for Mrs. Valentines shop so that our youth can continue to be strengthened.

Thank you for your time,

Chelsea Corrao

909 Gauffin Street

To whom it may concern

Since Madeleine has started this gymnastics program my daughter has practiced every day to be the best gymnast she can. It's helping her grow as a student athlete learning new skills and giving her something to strive for.

I appreciate the confidence it has instilled in her as well as all the students who have taken classes with Madeleine.

To lose this program would be a detriment to our youth who've worked hard to get to where they are. It's such a privilege to have Madeleine and this program as an option for our children.

Sincerely

Aaron & Jodi Severson

Dirk-9, Ava-7, Axel-2

Letter of Support
Conditional Use Permit for Madeleine Valentine
New Gymnastics Location

September 5, 2024

Petersburg Borough
Planning & Zoning Department
12 South Nordic Drive
PO Box 329
Petersburg, AK 99833

To whom it may concern:

The gymnastics program provided by Madeleine Valentine has been a great addition to local community activities in Petersburg, Alaska.

My child has participated in her programs previously and was very hopeful to participate again.

Unfortunately, due to very limited rental space options, there have not been any usable rental spaces that meet the criteria/requirements for these activities.

I strongly support her application for a conditional use permit to utilize the space on Excel Street to continue providing these programs/activities within the community.

Sincerely,



Danielle Aikins

9/9/2024

To Whom it May Concern,

We are writing in support of James and Madeline Valentine's applications for the purpose of turning their home garage space into a workable space for their business. Their program has been well-established in town for a few years now. They have been uprooted from locations due to many factors such as space available, rental options for a long period of time, and so many other things. As a community, we are so lucky that they have chosen to invest in a home that has the space to continue these valuable programs. Gymnastics offers our kids another new sport and skills to learn while remaining active. It has been extremely helpful to have so many wide varieties of ages and skill sets, including adult fitness classes that they've offered.

Taking on such a large program on their own without the help of a larger entity has been challenging. This opportunity for them would ensure a long-term solution that would benefit Petersburg in so many ways. Please approve their applications.

Sincerely,

Brian & Marlena Newman

September 9, 2024

To Whom it May Concern,

I am writing this letter to support Fitness Fundamentals that Madeline Valentine owns/operates. My daughter has thoroughly enjoyed going to her gymnastics lessons for a couple years now. The abilities and comradery she's gained has helped her acquire life skills and increased her self-esteem. I've also seen this in many of the other students in my daughter's class.

I support the permits and rezoning needed so that Fitness Fundamentals can continue to provide this amazing opportunity to our community.

A handwritten signature in black ink that reads "Stephanie Aikins". The signature is written in a cursive, flowing style.

Stephanie Aikins

Even though our family has moved off island and out of state, Fitness Fundamentals is still a very strong part of lives. Mrs. Madeleine's gymnastics classes have set the bar for my girls. They still love to do gymnastics (at home) but are reluctant to start at a new school because Mrs. Madeleine won't be their teacher. Her courses offer a verity of options from little toddlers to adult fitness and Petersburg needs this opportunity in its community. Her classes have been a part of almost every family with children on the island and to let this activity disappear would be a huge disservice for the adults but especially for the children.

I implore you to consider the benefits of having this wonderful, albeit only sports activity outside of school sports as a staple in your community and to help it thrive. Who knows, in the future, there might be options for competitions state, yay, nation wide. What a wonderful claim for the Borough of Petersburg!

Thank you,

Sarah Hunsaker

**Proposed Location for
Fitness Fundamentals
607 Excel Street
01-006-142 & 01-006-137**

COMMUNITY CENTER -010
Vicinity Map



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

Public Hearing Mailout



October 23, 2024

MARTIN ROBERT W MARTIN BECKY J
PO BOX 357
PETERSBURG, AK 99833-0357

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Madelaine Valentine for a conditional use permit to allow a private school in a single-family residential district at 607 EXCEL ST (PID: 01-006-142).

The public hearing and consideration of the application will be held:	Tuesday, November 12th, 2024, 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

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
VALENTINE JAMES	VALENTINE MADELINE	PO BOX 787	PETERSBURG	AK	99833-0787
ANDERSON JASON C	ANDERSON JULIE E	PO BOX 1841	PETERSBURG	AK	99833-1841
ANDERSON RODNEY L	ANDERSON MELINDA S	PO BOX 849	PETERSBURG	AK	99833-0849
BEAL R WILLIAM	BEAL TERRIE L	PO BOX 561	PETERSBURG	AK	99833-0561
CANIK HEATHER D		PO BOX 1653	PETERSBURG	AK	99833-1653
CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742
CLEMENS GEORGE D	CLEMENS MARY A	PO BOX 865	PETERSBURG	AK	99833-0865
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CRONLUND DOUGLAS		PO BOX 363	PETERSBURG	AK	99833-0363
DUNHAM LARRY D	MACDONALD LARINE H	PO BOX 424	PETERSBURG	AK	99833-0424
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FIRST BAPTIST CHURCH		PO BOX 990	PETERSBURG	AK	99833-0990
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA	PO BOX 98	PETERSBURG	AK	99833-0098
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099
HOFSCHULTE JAY		PO BOX 775497	STEAMBOAT SPR	CO	80477
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAER JOHN C	KAER VICTORIA G	PO BOX 716	PETERSBURG	AK	99833-0716
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
LARSON ERIK C		PO BOX 1161	PETERSBURG	AK	99833-1161
LEWIS ERIC L		PO BOX 2046	PETERSBURG	AK	99833-2046
LITTLETON RYAN		PO BOX 2143	PETERSBURG	AK	99833-2143
LOCKHART MARCI A		PO BOX 878	PETERSBURG	AK	99833-0878
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
MANLY AMBER	OLSON DARRYL P	PO BOX 1834	PETERSBURG	AK	99833-1834
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
NICHOLSON NATALIE RUTH	REID MICHAEL FLOYD	14200 69TH DR SE #M-1	SNOHOMISH	WA	98296
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
OVERDORFF ERIC C	OVERDORFF KELLY J	PO BOX 247	PETERSBURG	AK	99833-0247
PALLISSARD MATTHEW P		PO BOX 1063	PETERSBURG	AK	99833-1063
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
PILCHER JERRID W	PILCHER REBECCA M	PO BOX 812	PETERSBURG	AK	99833-0812
RANDRUP JEFF A	RANDRUP MELVA Y	PO BOX 2020	PETERSBURG	AK	99833-2020
SMALL DALTON E L		PO BOX 2136	PETERSBURG	AK	99833-2136
SPERL DONALD & TAUSHA	SPERL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
ST CATHERINE'S CHURCH		PO BOX 508	PETERSBURG	AK	99833-0508
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEELE WILLIAM		PO BOX 2004	PETERSBURG	AK	99833-2004
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
THOMPSON ELIZABETH M TRUSTEE	THOMPSON LIVING TRUST	PO BOX 1631	PETERSBURG	AK	99833-1631
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
WARE WILLIAM A	WARE CHRISTINE J	PO BOX 672	PETERSBURG	AK	99833-0672
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956

Public Comment

From: [Heidi Cabral](#)
To: [Anna Caulum](#)
Subject: support
Date: Tuesday, November 5, 2024 9:30:57 AM

To Whom It May Concern,
I am writing in support of Madeleine Valentine's application to the Planning and Zoning board. Her program is so beneficial to our community and especially our youth. A true gymnastics program far outweighs the small amount of change that this will require. Thank you for your consideration.

--

"Live & Learn"
Heidi Cabral
Special Education Teacher
Rae C. Stedman Elementary
Petersburg School District
877-526-7656

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