



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 12, 2022

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00pm

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commission Secretary Sally Dwyer
Commissioner Nancy Strand
Commissioner Jim Floyd

3. Acceptance of Agenda

Director Liz Cabrera brought up the letter from Drew Ware showing plans for a warehouse which is not currently related to anything on today's agenda; however since they won't have a residential dwelling, as is required, they will need a conditional use permit, and since this is a two meeting process, perhaps the agenda could be amended to include under the Consent Calendar pending filing of a conditional use permit application to accept that and schedule it for the next meeting rather than making the Ware's wait for three meetings.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer to amend the agenda to include under the Consent Calendar the scheduling of a conditional use permit from Drew Ware for a warehouse on a residential lot.

Voting Yea on the amendment: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

Motion made to accept the agenda as amended made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair O'Neil.

Voting Yea on the amended agenda: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd.

4. Approval of Minutes

The minutes from the June 14th meeting were approved as presented.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

A. Planning Commission Regular Meeting Minutes 6/14/2022.

5. Public Comments

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

None.

6. Consent Calendar

Acceptance and scheduling of an application from Drew Ware for a conditional use permit to allow a warehouse in a single-family residential district at 365 Mitkof Highway (PID: 01-084-250).

Motion made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

7. Public Hearing Items

A. Consideration of an application from Wesley Davis DBA Hermosa Holdings LLC for a variance from the 20' yard setback requirement at 1103 S Nordic Dr. (PID: 01-010-745).

Wesley Davis spoke on his own behalf to give an explanation on snow loads and clarified that the pitch of the roof would fall to the back of the building into his parking lot rather than any side buildings. Discussion. Wesley also explained that he would like the least possible impact on Wesley Street and that's why he's got the layout the way he does. Questions were posed of the lot size and shape. Discussion.

(Due to a power outage, the audio/video is in two parts.)

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer to approve the variance with the findings of fact as submitted in the Staff Report.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil to amend the approval to reflect the findings of fact A: Due to the unique property needed to reduce impact on N. Nordic Drive and Wesley.

Voting Yea on amendment: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Floyd to have the snow shed to the South of the building.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Voting Yea on amended main motion: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd

- B. Consideration of an application from Drew Ware for a conditional use permit for a temporary trailer for construction purposes at 365 Mitkof Highway (PID: 01-084-250)

Multiple letters were received in support. Discussion.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer, to include conditions in the findings of fact.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd

- C. Consideration of an application from Reid Brothers Construction and the Petersburg Borough for a replat of the Power Plant Subdivision located at 329 and 339 Mitkof Highway (PID: 01-058-250 and 01-058-275).

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd

8. Non-Agenda Items

- A. Commissioner Comments

Sally will not be available for next month's meeting.

- B. Staff Comments

Director Cabrera stated that she included a copy of information on public hearings in a post-Covid world. Also, just an FYI, work is just beginning starting on updating the code on "dangerous buildings" which is what is used when they need to condemn dangerous buildings. Discussion on trailer/RV parks.

- C. Next Meeting

The next regular meeting will be on Tuesday, August 9, 2022 at 12:00pm.

9. Adjournment

The meeting was unanimously adjourned.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd