



# Petersburg Borough

12 South Nordic Drive  
Petersburg AK, 99833

## Meeting Minutes Planning Commission

---

Tuesday, May 14, 2019

12:00 PM

Assembly Chambers

---

### **DUE TO TECHNICAL DIFFICULTIES A PORTION OF THIS MEETING IS UNAVAILABLE FOR LISTENING**

#### **1. CALL TO ORDER:**

Though not recorded, the meeting was called to order at 12:00pm

#### **2. ROLL CALL:**

**Present:** 7 - Otis Marsh, Yancey Nilsen, Chris Fry, Sally Dwyer, Tor Benson, Dave Kensinger and Richard Burke

#### **3. ACCEPTANCE OF AGENDA:**

Though not recorded, the agenda was amended to change the order of Public Hearings to put "A." St. Catherine's variance application and "B", Bob & Linnea Ziemke's variance application after "C" Industrial Classifications and "D" Consideration of miscellaneous amendments to Development Code.

#### **4. APPROVAL OF MINUTES:**

Though not recorded, both March 19th and March 26th, 2019 meeting minutes were approved as presented.

Meeting Minutes from March 19, 2019

**Attachments:** [Meeting Minutes 3.19.2019](#)

Meeting Minutes from March 26, 2019

**Attachments:** [Meeting Minutes 3.26.2019](#)

#### **5. PUBLIC COMMENTS:**

Multiple members of the public were in attendance and spoke regarding the amended zoning changes.

(Not recorded)

Those speaking:

Carrie Martinsen, John Murgas, Pete Litsheim, Melinda Hofstad, Bill Menish, Jerry Dahl, Heather O'Neil, Dave Ellis, Holly Flint, Bobby Thorstenson and Jim Whitethorn

**6. CONSENT CALENDAR:**

None

**7. PUBLIC HEARING ITEMS:**

**C. Industrial Classifications in Zoning Code**

The motion was made by Commissioner Dave Kensinger and seconded by Commissioner Richard Burke to amend the Industrial Classifications as follows: 1) Leave out "Waterfront Industrial" 2) all "N's" in General Industrial now be Conditional Use and 3) Light Industrial stays the same (aka C2). The motion passed with a vote of

**Yes:** 6 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Kensinger and Commissioner Burke

**Opposed:** 1 - Commissioner Benson

Industrial Classification

**Attachments:** [Industrial Classifications ALL](#)

**D. Consideration of miscellaneous amendments to Development Code:**

The motion was made by Commissioner Dave Kensinger, seconded by Commissioner Richard Burke to approve the miscellaneous amendments to the Development Code as presented. The motion carried with a vote of

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

Misc. Amendments

**Attachments:** [MISC AMENDMENTS](#)

- a. Restrict use of Manufactured Homes to Rural Residential (CU), High-Density Residential (P) and General Industry (CU) Districts and recommend the Borough Assembly appoint a committee to recommend strategies to improve access to affordable housing.

**The motion was made by Commissioner Dave Kensinger and seconded by Commissioner Richard Burke to approve restricting manufactured homes as presented. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

#### Code Definition of Manufactured Home vs Modular Home

**The motion was made by Commissioner Sally Dwyer and seconded by Commissioner Richard Burke to put into the new code a definition of what a manufactured home is vs what a modular home is. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

- b. Insert new section 1.4.020.G to Non-Conforming Situations to restate that legal non-conforming use (e.g. a legal nonconforming residential use) may be rebuilt if damaged or destroyed.

**The motion was made by Commissioner Richard Burke and seconded by Commissioner Sally Dwyer to approve the language as submitted for the new section. The motion carried by a vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

- c. Insert new section 2.3.120 3 Home Occupation Three to establish a process for review of home occupation applications that do not meet one or more of the special use standards of Home Occupation Two.

**The motion was made by Commissioner Yancey Nilsen and seconded by Commissioner Dave Kensinger to approve the amendment language for Home Occupation III. The motion carried with the vote of**

**Yes:** 7 - Commissioner Marsh, Commissioner Nilsen, Chairperson Fry,  
Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger  
and Commissioner Burke

- A. An application from St. Catherine of Siena Catholic Church for variances from side yard setback requirement and front yard setback requirement for the property located at 103 N Third Street (PID#:01-006-100). The variances would allow the applicant to construct an open-sided, roofed structure to protect the existing grotto 6.5' from the side yard property line and 2.5' from the front yard property line.

Don Koenigs spoke on behalf of St. Catherine's Catholic Church.

**The motion was made by Commissioner Richard Burke and seconded by Commissioner Sally Dwyer to approve the application from St. Catherine of Siena Catholic Church for variances to include the Findings of Fact from the previously approved application. The motion carried with a vote of**

**Yes: 7 -** Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

St. Catherine's Variance

**Attachments:** [STCATH\\_ALL](#)

- B. An application from Bob & Linnea Ziemke for a variance from the side yard and rear yard setback requirements to relocate an existing boat shed 5 feet from the side property line and 5 feet from the rear property line at 600 Haugen Drive (PID: 01-006-535).

**The motion was made by Commissioner Tor Benson and seconded by Commissioner Sally Dwyer to approve the application from Bob & Linnea Ziemke for a variance from the side yard and rear yard setback requirements to relocate an existing boat shed 5 feet from the side property line and 5 feet from the rear property line at 600 Haugen Drive (PID: 01-006-535) with amended to state improved safety for the Findings of Fact. The motion carried by a vote of**

**Yes: 7 -** Commissioner Marsh, Commissioner Nilsen, Chairperson Fry, Commissioner Dwyer, Commissioner Benson, Commissioner Kensinger and Commissioner Burke

Ziemke Variance

**Attachments:** [THORSEN\\_ALL](#)

## 8. NON-AGENDA ITEMS:

- A. Commissioner Comments

- B. Staff Comments

- a. The next regularly scheduled meeting is June 11, 2019 at 1:00 PM

**9. ADJOURNMENT:**

\_\_\_\_\_  
Commission Chair, Chris Fry

\_\_\_\_\_  
Date: