



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Planning Commission

Tuesday, July 10, 2018

12:00 PM

Assembly Chambers

CALL TO ORDER:

ROLL CALL:

Present: 5 - Dave Kensinger, Otis Marsh, Chris Fry, Sally Dwyer and Richard Burke

Excused: 2 - Yancey Nilsen and Tor Benson

ACCEPTANCE OF AGENDA:

Director Cabrera asked that the heading "Consent Calendar" be corrected to read "Public Hearings". Ms. Cabrera also asked about the Conditional Use Permit for the Petersburg Indian Association and asked that this be added as a discussion item for clarification.

The motion to approve the agenda as submitted passed unanimously.

The motion to amend the agenda to change the heading "Consent Calendar" to read "Public Hearings" passed unanimously.

The motion to approve the agenda as amended passed unanimously.

APPROVAL OF MINUTES:

Director Cabrera asked for clarification on the approval of Petersburg Indian Associations signage. Discussion. This topic will be added to Commission Comments later in the meeting.

The motion to approve the minutes of the July 7, 2018 meeting passed unanimously.

Minutes from June 13, 2018

Attachments: [Meeting Minutes from 6.13.2018](#)

PUBLIC COMMENTS:

None

PUBLIC HEARINGS:

- A. An application from Ron & Juanita Compton for a conditional use permit for a mobile home on an individual lot in the Rural Residential District at 597 Mitkof Highway (PID: 01-143-400).

Sarah Holmgrain, with Petersburg Properties, spoke on behalf of the Compton's giving a history of the property. Building Inspector Joe Bertagnoli added that for all intents and purposes, the home does not have any of the characteristics of a mobile home. Discussion.

Motion to approve was amended prior to voting

Compton CUP

Attachments: [Compton.dox](#)

This motion was amended before approval

The motion to amend the motion to add "using the data from the application as Findings of Fact" was approved unanimously.

- B. An application from Diane & Charlie Christensen for a conditional use permit to allow a rooming house in the Commercial-2 District at 15 Hammer Slough St. (PID: 01-007-561).

Charlie and Dianne Christensen participated via telephone. Commissioner Kensinger asked about parking. Mr. Christensen responded that there is a double parking space provided in front of the house. When asked if the use would be seasonal, the Christensen's answered in the affirmative.

The motion to approve the Christensen's conditional use permit passed unanimously with the Findings of Fact as stated.

Christensen CUP

Attachments: [Christensen.dox](#)

- C. A request from Bryan Whitney for a 12-month extension on a conditional use permit allowing a trailer for construction purposes at 202 Frederick Drive (PID: 01-021-310).

Bryan Whitney spoke on his own behalf stating that due to medical issues, the construction is behind, but he's generated a schedule and reviewed it with the guy that's going to help him build. They've got a game plan and are out there now finishing some things up. Mr. Whitney reported that he's got the foundation down and that he's got a pretty aggressive schedule in place from now until this time next year.

Commissioner Dwyer asked Mr. Whitney if he's here today asking for a one year extension at which he answered in the affirmative. Commissioner Kensinger asked Whitney what he was going to do for waste water at which Whitney responded that while he's there, he's been taking it to the RV transfer pump, as he's done in the past. They've been catching rainwater, but since the Commission has seen him last, Mr. Whitney states that he's drilled a well, so when the snow melts off next year, he'll be putting in the services - the septic, the electrical service, and the water from the well. That's the first thing on the agenda next year and they'll be fully hooked up and then when the building is done, the trailer comes out.

Commissioner Kensinger asked that after the one year extension, Mr. Whitney be done by July 1, 2019.

Commissioner Kensinger asked Mr. Whitney if he'd gotten any complaints from his neighbors and he responded that not that he knew of. Director Cabrera reported that she has not received any official complaint but the people have stopped by and asked what's happening there and why is there more than one trailer at the location and when those trailers will be leaving that location. Mr. Whitney responded that they are not trailers, per se, but conex's where they lock their tools up and store their building materials, stating that that's how they keep things dry and secure and they will absolutely be pulled out when the building is complete. Director Cabrera addressed the Commission, stating that the Conditional Use Permit that was originally approved had no conditions about whether those trailers could stay or go at the end of the permit. but once someone has a dwelling built, potentially, they could just call that storage and all of that would potentially stay in place so there is no obligation to remove them once the dwelling is complete. The only problem that arises is, if no dwelling is built, then it's storage on a residential lot, which would be against the code. Mr. Whitney responded that that is why his is aggressively trying to pick up the pace since his back problems last year and he feels good about how much he's gotten done. Additionally, Mr. Whitney recapped that he had built a well, and has coordinated with Reid Brother's Construction, to get on their schedule to get the services in, and once the building is complete. his plan is to remove the conex's and make that area a turn-around for a boat or something, but at this point, the completion of the building comes first. Discussion. Building Inspector Bertagnoli asked what the Commissions feelings were concerning the possibility of what would happen if construction is not complete in a year. Mr. Whitney stated he would guarantee that if he's not living in the structure by that time, he'll be "really darned close". It's not just what they can get accomplished, it's also the money. They want to be able to finance the rest of it and roll it into a regular mortgage. Commissioner Burke stated that the building could be substantially complete, at least exterior-wise, which is the concern of the code, and whether or not the structure is habitable is a little more wishy-washy but, he feels that's the goal of the code-that the building look like the rest of the neighborhood's character or else just a vacant lot. Building Inspector Bertagnoli stated that that is really what the conditional use permit is all about-it's for the use of a trailer for construction purposes.

Bertagnoli stated that he had met with Mr. Whitney and if, at the end of the conditional use period, and he looks at the structure and if the walls are up, windows are in, it's sided, getting really close and they're still working on the inside, he would not have a problem squeezing another month out of the permit, however, he does have a problem coming up on July 1 and it's looking like another year out for completion from there. Discussion. Commissioner Fry asked Mr. Whitney how he was coming on his DEC permit, whereupon Mr. Whitney stated that he had gone out to see Reid Brothers and they are scheduled to have a site visit tomorrow or one day this week. Commissioner Kensinger asked Mr. Whitney if he had a Corp of Engineers permit and Mr. Whitney reported that he had that permit in place prior to putting the gravel down. And so last year with his medical issues they just focused on the foundation and they put another \$10,000.00 of rock down, got the well in, and a lot of the infrastructure underneath. Whitney stated it doesn't look like they got much done, but really, a lot has been moving forward, in fact they are doing things

right now. Inspector Bertagnoli asked Whitney if he is currently living out there now, and Mr. Whitney responded that for the time being, when he's working out there, he's staying there. Director Cabrera inquired whether it's just Mr. Whitney and he answered that it is, except for his partner Rusty who came up at the same time as Bryan. Cabrera followed up getting clarification that they stay there only a couple of weeks out of the year and Bryan agreed that that is the case. Commissioner Kensinger recapped by stating that basically, Mr. Whitney has a couple of conex's, he's living in one while working on the structure, going to be gone this winter and be back in the Spring to finish it up and be substantially finished by July 1, 2019 and all the Commission is doing here today is just giving an extension for a year for the trailers, which was originally one conex and now is two. Discussion. Commissioner Kensinger attempted to put the condition that the conex's be removed once construction is done, but since this wasn't part of the original agreement, it cannot be added now. If, by July 1, 2019, this issue is before the Commission again, notices would be done and the process started all over again as you can only extend the permit once. If any additional conditions are to be placed on the permit it would have to be then. However, at this point, the way the conditional use permit was granted it didn't have that provision in there. Bertagnoli stated that according to the minutes of that original meeting, it was stated by Mr. Whitney that the conex's would be gone upon completion of construction. Kensinger recalled that there were also comments made at that time about some pipes up there. Whereas Whitney said it was material for his building. Cabrera communicated that there had been concerns that the conex's were being used for storage of Whitney's business materials and not material for the construction of his house.

The motion to approve the extension of the conditional use permit to Bryan Whitney passed unanimously.

Whitney CUP extension request

Attachments: [Whitney ALL](#)

- D. An application from Albert & Melinda Hofstad for a minor subdivision at 215 Hungerford Hill Rd (PID: 01-031-670).

Rick Braun spoke on behalf of the Hofstad's appearing to answer any questions the Commission may have. Commissioner Dwyer asked about access to lot 4B stating that it doesn't appear that there is any access at this time, with Mr. Braun stating that the new property owner would be responsible for constructing a street. Dwyer also asked if there were any utilities there and Mr. Braun reported that Hofstad's would supply water and electricity but owners would need to supply sewer. These lots are more than likely going to be warehouses so drain fields could be used or hook into existing sewer on Hungerford Hill Road. Discussion.

The motion to approve the minor subdivision by Albert and Melinda Hofstad passed unanimously.

Hofstad Subdivision

Attachments: [Tango Subdivision.dox](#)

NON-AGENDA ITEMS:

Commissioner Comments

Discussion on the outcome of the PIA sign. Commissioner Fry gave a history of events at the last meeting explaining the intent of the Commission to give Inspector Bertagnoli guidance on enforcement. Building Inspector Bertagnoli wanted to know where the time sequence ended up as it was not clear in listening to the previous meeting.

Commissioner Dwyer asked about the Variance for the Sargent's. Inspector Bertagnoli responded that they got their variance. Discussion.

Staff Comments

None

ADJOURNMENT:

The motion to adjourn passed unanimously.

The next regularly scheduled meeting is August 14, 2018 at 12:00PM

Chris Fry
Planning Commission Chair

Date