

MINUTES OF THE PETERSBURG Planning & Zoning Meeting
AUGUST 28, 2014 AT 02:00pm
ASSEMBLY CHAMBERS OF THE MUNICIPAL BUILDING

1. **ROLL CALL.** Present: Chris Fry, James Demko, Dave Kensinger, and Otis Marsh.
Absent: Dona Malhiot-Laubhan.
2. **APPROVAL OF PREVIOUS MEETINGS MINUTES.**
Motion offered by Dave Kensinger, supported by James Demko, to approve previous meetings minutes. Motion passed unanimously.
3. **AMENDMENT AND APPROVAL OF AGENDA.**
Acceptance and scheduling of a public hearing for a request submitted by Liv Perschon for a variance on the front setback requirement to allow dwelling to be rebuild zero feet from the front property line on parcel number 01030080 located at 210 Mitkof Highway.
4. **PUBLIC HEARINGS.**
 - a. **A public hearing for a request from Walt and Susan Payne for a variance of the front setback requirement to allow the reconstruction of a garage 0' feet from the front property line on parcel 01115055, located at 568 Mitkof Highway.**
Director Luczak stated that letters were sent out to all property owners within 600 feet and received no response. Luczak also reported that he had received a call from Walt Payne this morning apologizing for not being able to attend the meeting due to customers coming into town on the jet and having to get them to the lodge.

Member Kensinger stated that he had spoken to Susan Payne earlier and gotten some background on this issue.

There were no comments made by the public or the members of the Board. Motion offered by Dave Kensinger, supported by James Demko, to approve closing the public hearing on the request from Walt and Susan Payne for a variance of the front setback requirement to allow the reconstruction of a garage zero feet from the front property line on parcel 01115055, located at 568 Mitkof Highway. Motion passed unanimously.
5. **VISITORS' VIEWS RELATED TO AGENDA ITEMS.**
None.
6. **VISITORS' VIEWS UNRELATED TO AGENDA ITEMS.**
None.
7. **REPORT OF STAFF MEMBERS.**
 - a. **Comprehensive Plan update.**
Director Luczak reported that the Comprehensive Plan Committee got together and made a recommendation. PEDC Director Liz Cabrera will be taking over that process and it will be going before the Assembly during their next meeting.
8. **UNFINISHED BUSINESS.**
 - a. **Consideration of a request from Walt and Susan Payne for a variance of the front setback requirement to allow the reconstruction of a garage 0' feet**

from the front property line on parcel 01115055, located at 568 Mitkof Highway.

Findings of fact 1 is met because there is no other place to build this structure and when the original building was erected, and the future structure will be smaller in size. Also, the previous structure was in compliance with then statutes of City zoning regulations. Findings of fact 2 is met because the Payne's would incur difficulties; findings of fact 3 is met because the granting of this variance would not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. Motion passed unanimously. Motion offered by Dave Kensinger, supported by James Demko, to approve the request from Walt and Susan Payne for a variance of the front setback requirement to allow the reconstruction of a garage zero feet from the front property line on parcel 01115055, located at 568 Mitkof Highway. Motion passed unanimously.

9. NEW BUSINESS.

- a. **Acceptance of and scheduling of a public hearing for a request from Aaron and Katrina Miller for a conditional use permit to allow the construction of a netshed on parcel 01056410, located at 107 Arness Heights Drive.**

Motion offered by Dave Kensinger, supported by Otis Marsh, to approve to accept and schedule a public hearing for a request from Aaron and Katrina Miller for a conditional use permit to allow the construction of a netshed on parcel 01056410, located at 107 Arness Heights Drive to be held on Wednesday, October 15, 2014 at 2:00pm. Motion passed unanimously.

- b. **Acceptance and scheduling of a public hearing for a request submitted by Liv Perschon for a variance on the front setback requirement to allow dwelling to be rebuild zero feet from the front property line on parcel number 01030080 located at 210 Mitkof Highway.**

Motion offered by Otis Marsh, supported by Dave Kensinger, to approve the acceptance and scheduling of a public hearing for a request submitted by Liv Perschon for a variance on the front setback requirement to allow dwelling to be rebuild zero feet from the front property line on parcel number 01030080 located at 210 Mitkof Highway to be held on Wednesday, October 15th, 2014 at 2:00pm. Motion passed unanimously.

10. BOARD DISCUSSION ITEMS.

Director Luczak gave a fond farewell to the Board as he will be retiring as of September 30, 2014.

11. ADJOURNMENT.

Motion offered by Dave Kensinger, supported by James Demko, to adjourn Motion passed unanimously.

Date Approved