



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, May 10, 2022

12:00 PM

Assembly Chambers

You are invited to a Zoom webinar.

When: May 17, 2021 06:00 PM Alaska

Topic: May 17, 2021 Regular Assembly Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97210319825?pwd=THNuZlJlTGtRNXpsbUdkS1FFeG1oZz09>

Passcode: 599011

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 972 1031 9825

Passcode: 599011

1. **Call to Order**
2. **Roll Call**
3. **Acceptance of Agenda**
4. **Approval of Minutes**

A. Regular Meeting Minutes 04.12.2022

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.

6. **Consent Calendar**

7. **Public Hearing Items**

A. Consideration of an application from Nathan and Mindy Lopez for a Special Use Permit to place approximately 6,000 sf of fill on the existing Neptune St. right-of-way starting from Noseeum St to access property at 207 W Marian St.

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

C. The next meeting is Tuesday, June 14th, 2022 at 12:00 PM.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, April 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 Secretary Sally Dwyer
Commissioner Nancy Strand
Commissioner Jim Floyd

ABSENT

Commission Vice-Chair Heather O'Neil

3. Acceptance of Agenda

Approved as presented.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Strand.
Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Strand,
Commissioner Floyd

4. Approval of Minutes

Approved as presented.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Strand.
Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Strand,
Commissioner Floyd

A. Meeting Minutes 03.08.2022

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

None

7. Public Hearing Items

- A. Consideration of an application from Robert & Colleen Schwartz, dba Seek Alaska, LLC, to place remote signs at 110 N. Nordic Drive, 309 N. Nordic Drive, and 400 N. Nordic Drive.

Kelly O'Connor spoke on her own behalf asking for clarification on the Ordinance.

Lila Trask spoke on her own behalf also asking about the history of signage downtown.

Grant Trask spoke on his own behalf in opposition to the application.

Director Cabrera gave a rundown on the Ordinance as well as history of precedence's. Discussion.

Robert Schwartz spoke on his own behalf giving a history on his business and his motivation in requesting the sign application.

Commissioner Jim Floyd made a motion to accept the application as submitted, seconded by Sally Dwyer.

Commissioner Sally Dwyer made a motion to amend to reduce the number of signs to one and to have it located in front of The Scandia House. Seconded by Commissioner Nancy Strand.

Motion made by Commissioner Floyd, Seconded by Commissioner Strand.
Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

8. Non-Agenda Items

- A. Commissioner Comments

None

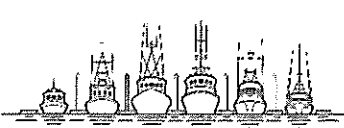
- B. Staff Comments

Director Cabrera stated it would behoove the Commission to consider future criteria for the remote sign issue as it is bound to come up again.

- C. Next Meeting is May 10, 2022 at 12:00pm.

9. Adjournment

The meeting was adjourned at 12:40pm.



PETERSBURG BOROUGH
SPECIAL USE PERMIT
APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00
CHECK NO. or CC:	# 319

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Nathan and Mindy Lopez	NAME
MAILING ADDRESS P.O. Box 1250	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907-841-0183	PHONE
EMAIL nathanlopezproject@gmail.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
The Undeveloped row of Neptune between the properties of Seventh Day Adventist, Russ and Dana Thynes, Our Property, Lewie Silva, Todd Lappetito requesting access to property with a road.

PARCEL ID: _____ ZONE: _____ OVERLAY: _____

CURRENT USE OF PROPERTY:
No Current Use

LOT SIZE: _____

PROPOSED USE OF PROPERTY (IF DIFFERENT):
To be able to access with a road from Noseeum to the Undeveloped Row of Neptune to our Personal Property that is at 207 W Marian Street 243 Lot 4A

SEPTIC SYSTEM: Is there a septic system on the property? YES NO
What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): _____

TYPE OF APPLICATION

- Use of Borough Right-of-Way. Please submit site plan showing area you will be developing/using.
- Other: Requesting Access to the Undeveloped Row of Neptune off of Noseeum to our property.

SUBMITTALS:

Please submit additional information as required for specific permit. See specific application for more information.

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): Nathan And Mindy Lopez *Mindy Lopez* *Nathan Lopez* Date: 3-14-22

Owner(s): _____ Date: _____

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Nathan And Mindy Lopez  

Address or PID: _____

Project Summary: We are requesting to use the Undeveloped Row of Neptune off of Noseeum to our property for a drive way.

Conditions of approval as required in Petersburg Municipal Code 19.76.020:

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

1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted.

There are instances when the private sector needs to use borough property for uses other than what the property was initially intended for. An example would be to use a platted, but undeveloped, right-of-way for private access to private property.

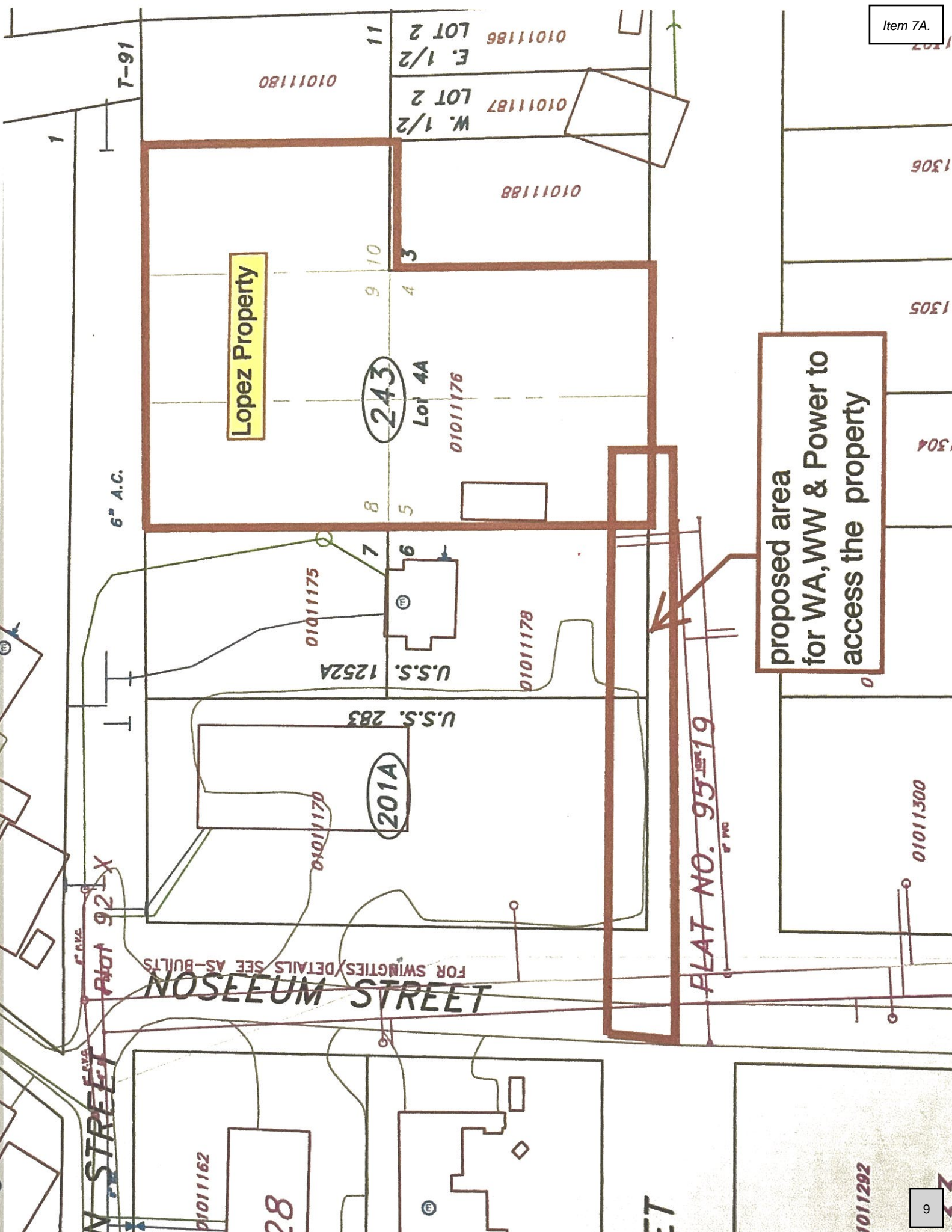
Explain how your application meets these conditions:

Our request for access to the Undeveloped Row of Neptune off of Noseeum would meet these conditions because it would be of beneficial nature to the community by providing access to a community members property to be able to hopefully put a home on it for their family. The Surrounding and Adjacent properties will not be adversely impacted in any way.

Lopez
Personal Property



NOSEBUM ST



Lopez Property

243

Lot 4A

201A

U.S.S. 1252A

U.S.S. 283

U.S.S. 1188

U.S.S. 1176

U.S.S. 1178

U.S.S. 1300

U.S.S. 1304

U.S.S. 1305

U.S.S. 1306

proposed area for WA, WW & Power to access the property

PLAT NO. 95-19

NOSEUM STREET

N. STREET

6" A.C.

7-91

FOR SWINGTIES/DETAILS SEE AS-BUILTS

From: [Ambre Burrell](#)
To: [Karen Malcom](#)
Subject: Public Hearing for Special use Permit Application - Lopez
Date: Thursday, April 28, 2022 3:37:13 PM

I am writing in support of the Lopez's Special use permit application.

There is no adverse impacts to the surrounding neighbors or neighborhood by allowing access on the ROW to the Lopez's property. If anything this will be a benefit to surrounding lots allowing them to potentially develop their land.

With a lack of "in town" property available I feel we should be allowing everyone to access and utilize their property to the fullest potential.

Thank you for your time,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268