



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, March 08, 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. Meeting minutes from 2.8.2022

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 Tim Wilkinson for a variance from the 20' rear and 10' side yard setback requirements at 505 Excel Street (PID: 01-006-151) in order to construct a 520 sf shed 5' from the property lines.

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

C. Next Meeting

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, February 08, 2022

12:00 PM

Assembly Chambers

Topic: Petersburg Borough Planning Commission Regular Meeting

Time: 12:00pm

Join Zoom Meeting

<https://petersburgak-gov.zoom.us/j/96232354380?pwd=UkU0b1JiaHI5SGQ4OU1lSzMtNaZTdCZz09>

Meeting ID: 962 3235 4380

Passcode: 289401

One tap mobile

+12532158782,,96232354380#,,,,*289401# US (Tacoma)

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+1 646 558 8656 US (New York)

Meeting ID: 962 3235 4380

Passcode: 289401

Find your local number: <https://petersburgak-gov.zoom.us/j/96232354380>

1. Call to Order

The meeting was called to order at 12:00pm.

NOTE: The audio in the Assembly Chambers had been muted on Zoom so there is no audio for the first portion of the meeting.

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

Approved as submitted.

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

4. Approval of Minutes

Approved as submitted.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Strand.

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

A. Meeting Minutes from 1/11/2022

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. Recommendation to the Borough Assembly on disposal of borough property at 700 Sandy Beach Rd (PID#: 01-004-320).

Kris Norisz spoke on her own behalf with questions about the procedures following this meeting regarding the sale of public land.

Kathy Riemer spoke on her own behalf with questions about the procedures following this meeting regarding the sale of public land.

Toby Bakos spoke on his own behalf via Zoom stating the properties ought to be put up for auction to the public in order to make it fair for everyone.

Vice Chair O'Neil made the motion to recommend to the Assembly to put this parcel up for a competitive sealed bid with the Assembly determining what the minimum bid ought to be. Seconded by Commissioner Floyd.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Floyd.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

B. Recommendation to the Borough Assembly on disposal of borough property at 1015 Sandy Beach Rd (PID#: 01-014-180).

Jolyn Duddles spoke on her own behalf in opposition to the sale of this parcel.

Linda Millard spoke on her own behalf as the individual interested in purchasing this parcel. Mrs. Millard stated that she was informed that she could get the process started; however she would not be guaranteed to be the purchaser.

Commissioner Strand recused herself and spoke on her own behalf with concerns about her access; therefore in opposition.

Susan Ohmer spoke on her own behalf in opposition to the sale of this parcel.

Vice-Chair O'Neil asked Director Cabrera about the intended use of the property when it was obtained by the then City. Director Cabrera explained this deed did not have use stipulations.

Commissioner Dwyer asked Director Cabrera how this parcel is part of the park when three are houses on either side of the purposed parcel. Discussion.

Commissioner Dwyer asked Director Cabrera if this is the last parcel that is for sale by the Borough. Director Cabrera stated there may be a few more on the other side of Sandy Beach Road. Discussion.

Commissioner Floyd made the motion to approve to recommend to the Assembly the disposal of this parcel. Seconded by Vice-Chair O'Neil.

Discussion.

Commissioner Floyd amended his motion to add the language "sealed competitive bid". Seconded by Vice-Chair O'Neil.

Motion passed unanimously.

Commissioner Floyd amended the motion to add "if the Borough chooses not to sell, then further recommend to consider rezoning the parcel to open space." Seconded by Vice-Chair O'Neil.

Motion passed unanimously.

The motion, as amended, to recommend to the Assembly the disposal of parcel 01-014-180, 1015 Sandy Beach Road, by sealed competitive bid - and if the Assembly chooses to not sell, then it is further recommended they consider rezoning the parcel to open space, passed unanimously.

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

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

None

C. Next Meeting is Tuesday, March 8, 2022 at 12:00pm.

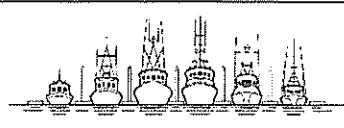
D. Copy of Zoning Practice attached.

9. Adjournment

The meeting was adjourned at 12:50pm.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Floyd.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

RECEIVED
FEB 07 2022
PETERSBURG BOROUGH



PETERSBURG BOROUGH
VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00

DATE RECEIVED: _____ RECEIVED BY: _____ CHECK NO. or CC: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>TIM WILKINSON</i>	NAME
MAILING ADDRESS <i>PO Box 895 505 EXCEL</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg VA 99833</i>	CITY/STATE/ZIP
PHONE <i>904 518 1904</i>	PHONE
EMAIL <i>TIM WILKINSON 424 @GMAIL</i>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
505 EXCEL ST.

PARCEL ID: *01-006-151* ZONE: _____ OVERLAY: _____

CURRENT USE OF PROPERTY: _____ LOT SIZE: *50' x 100'*

PROPOSED USE OF PROPERTY (IF DIFFERENT):
RESIDENTIAL SINGLE FAMILY

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 VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other: _____

SUBMITTALS:

Please include a site plan of your proposed development.

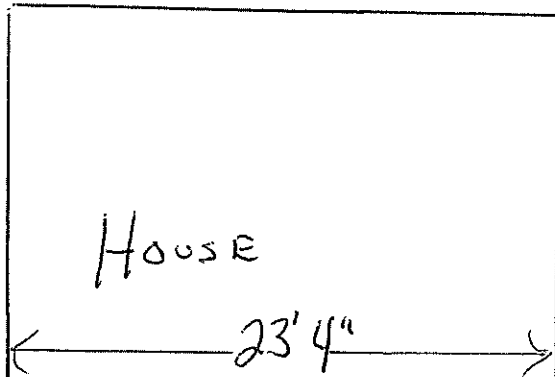
SIGNATURE(S):

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.

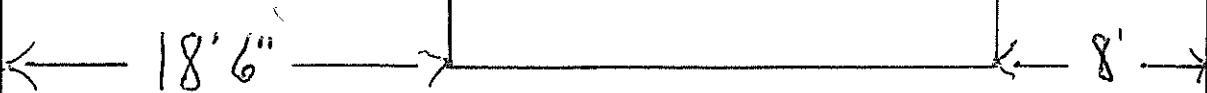
Applicant(s): *TIM WILKINSON* Date: *2/4/22*

Owner(s): *Tim Wilkin* Date: _____

PARKING
SIDE YARD



SIDE YARD

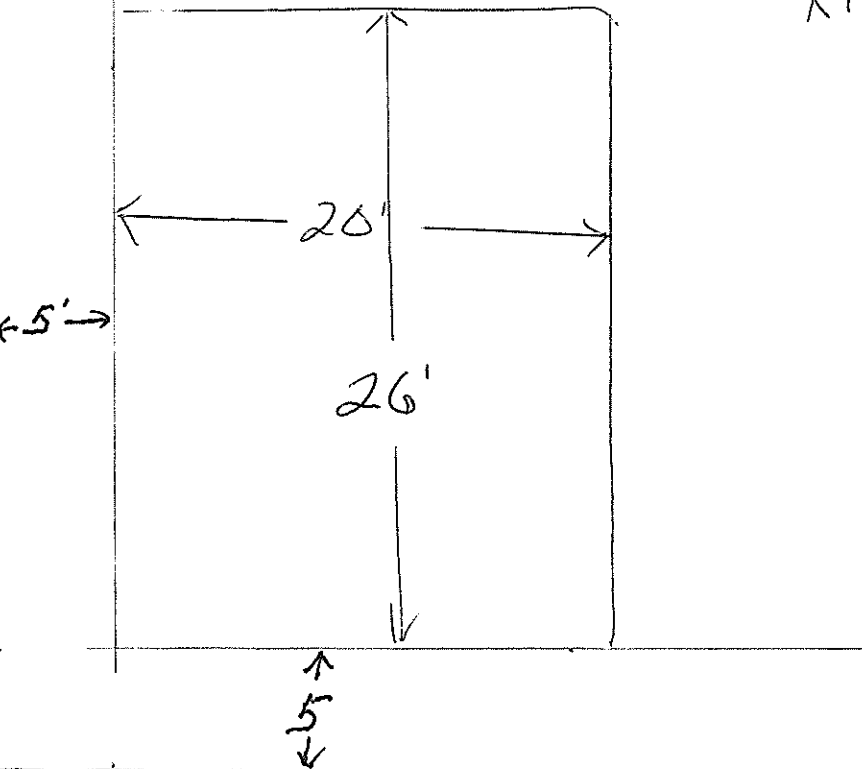


6' H. FENCE

I WOULD LIKE TO SET THE BUILDING BACK IN THE CORNER SO I COULD USE THE OPEN AREA FOR PLANTER BEDS & OUT DOOR SITTING

THE ROOF WOULD HAVE SNOWSTOPS TO CONTAIN SNOWS & RAIN GUTTERS
20' TO TOP OF RIDGE

6' HIGH FENCE ON 3 SIDES OF PROPERTY



6' FENCE

Planning Commission Staff Report

Meeting date: March 8, 2022

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

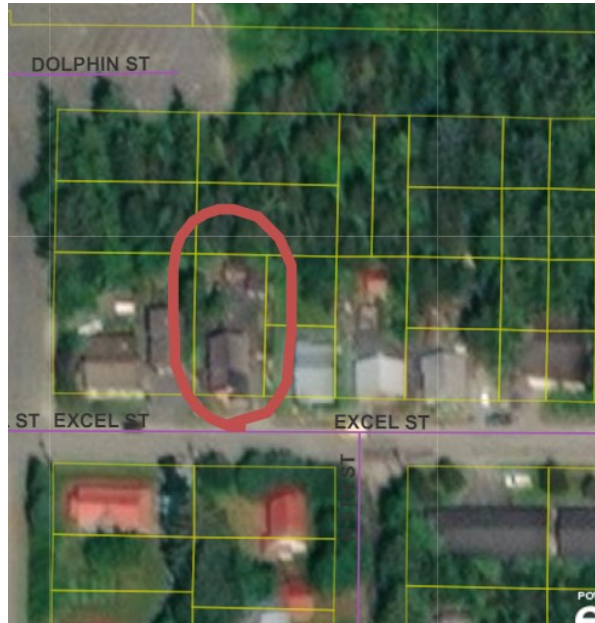
Subject: VARIANCE – 505 Excel ST
Tim Wilkinson

Recommendation:

Approve a variance for construction of a garage/shop at 505 Excel St with conditions.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for a variance was submitted by Tim Wilkinson (applicant) and fees paid on February 7, 2022.
2. Subject parcel size is approximately 5,000 sf. The parcel is a legal non-conforming lot as it does not meet minimum lot size of 8,000 sf.
3. The zoning of the subject parcel is single family residential.
4. Surrounding properties are zoned single-family residential and the area is well-established and developed residential neighborhood.
5. Setback requirements for this district are 20' front and rear yard and 10' on the side yard.
6. An existing one family dwelling with a footprint of approximately 750 sf is located on the property. The existing structure satisfies the requirement of a principal use.
7. The existing structure does not meet current setback requirements and is considered legal nonconforming.
8. The maximum lot coverage for this district is 35%. The existing dwelling and proposed development result in a lot coverage of 25%.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
10. On March 8, 2022, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.



Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following determinations:

Planning Commission Staff Report

Meeting date: March 8, 2022

The planning commission must find all three of the following conditions to exist to grant the variance:

A. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

Yes No

REASON: The subject property was legally subdivided prior to adoption of the current minimum lot size for the SFR district of 8,000 sf. It is considered a legal nonconforming lot.

B. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

Yes No

REASON: The substandard lot size makes it difficult to construct the accessory building on the property under the required setbacks.

C. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or welfare.

Yes No

REASON: Per applicant’s proposed design, snow stops and rain gutters will be installed to direct precipitation away from neighboring properties.

The proposed development would place the building posts 5’ from the property lines and does not account for the eaves. To ensure adequate space for fire response, the variance is granted under the condition that no portion of the structure be closer than five feet from the property lines.

Chair, Planning Commission

Secretary, Planning Commission

RECEIVED
2/24/22
KM

February 24, 2022

Petersburg Borough
Planning Commission
303 S. 2nd Street
Petersburg, Alaska 99833

To Whom it May Concern,

I am the owner of the property at 501 Excel Street, and adjacent to the property owned by Tim Wilkinson at 505 Excel Street. I am aware that he has applied for a variance for a proposed construction.

I have no objections to the variance. Tim has been thoughtful regarding the implications of his proposed set back.

Sincerely,



Shigeko Kaino

Wilkinson Property
505 Excel Street
01-0006-151

Item 7A.



Peabody, MA, 01968, Intermap, INCREMENT P, NRCan, Earl Japan, METI, Esri China (Hong Kong), Esri

