



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Tuesday, September 14, 2021

12:00 PM

Assembly Chambers

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**1. Call to Order**

**2. Roll Call**

**3. Acceptance of Agenda**

**4. Approval of Minutes**

- [1.](#) Meeting Minutes 08.11.2021

**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**

- [1.](#) Consideration of an application from Dave Ohmer for a conditional use permit for a rock quarry/borrow operation at 521 Mitkof Hwy (PID: 01-114-500).

**8. Non-Agenda Items**

1. Commissioner Comments
2. Staff Comments
3. The next regularly scheduled meeting is October 12, 2021 at 12:00PM

**9. Adjournment**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, August 10, 2021

12:00 PM

Assembly Chambers

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### 1. Call to Order

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

### 2. Roll Call

#### PRESENT

Commission Chair Chris Fry  
Commission Vice-Chair Richard Burke  
Commission Secretary Sally Dwyer  
Commissioner Nancy Strand  
Commissioner Heather O'Neil  
Commissioner Jim Floyd

### 3. Acceptance of Agenda

Director Cabrera made a correction to the description of the James and Sonya Whitethorn zoning. Amended agenda was unanimously approved.

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

### 4. Approval of Minutes

The Meeting Minutes from 6/8/2021 were unanimously approved.

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

1. Meeting Minutes from June 8th, 2021.

**5. Public Comments**

Malena Marvin spoke on her own behalf regarding Chris Miller's illegal building on their property on Hogue Alley. Director Liz Cabrera gave a history of what the Building Inspector's efforts in enforcement have been and the steps that has been taken recently. She will update the Commission at the next meeting.

David Whitethorn spoke on his own behalf reporting that he's called the Police Department to complain about this situation a number of times and nothing has been done.

**6. Consent Calendar**

- 1. Acceptance and scheduling of an application from Dave Ohmer for a conditional use permit for a rock quarry/borrow operation at 521 Mitkof Hwy (PID: 01-114-500).

The motion to accept scheduling the conditional use application from Dave Ohmer for a rock quarry/borrow operation at 521 Mitkof Hwy (PID 01-114-500) was unanimously approved for the next meeting, September 8, 2021.

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

**7. Public Hearing Items**

- 1. Consideration of an application from Kathi Riemer for a variance from the rear and side yard setback requirements to allow for two sheds with 1' of the property lines at 313 Cornelius Rd. (PID: 01-031-584).

Kathi Riemer spoke on her own behalf giving a history on this property and the reason for the application. Pat Weaver spoke as the previous owner and reiterated what Ms. Riemer testified to.

Discussion.

The application for Kathi Riemer for a variance was unanimously approved.

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

- 2. Consideration of an application from Dave Ohmer for a variance from the front yard setback requirement to allow for construction of a single-family residence within 15' of the property line at 613 Sandy Beach Rd. (PID: 01-004-010).

The application from Dave Ohmer for a variance from the front yard setback requirement was unanimously approved.

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

- 3. Consideration of an application from James & Sonja Whitethorn for a variance from the side yard setback requirement to allow for an existing single-family residence within 6.3' of the property line at 101 Mill Rd. (PID: 01-031-502).

Jim Whitethorn spoke on his own behalf giving a history of the property and explained his building construction and location.

The application from James & Sonja Whitethorn for a variance from the side yard setback requirement was unanimously approved.

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

**8. Non-Agenda Items**

- 1. Commissioner Comments

Jim Floyd spoke on the revised ordinance code and since he wasn't a part of the process, he feels this needs to be addressed again. Director Cabrera gave an explanation of the process and what has already occurred. Since COVID hit during the process, she will need to review the project, as well as review the building inspections. Discussion.

Director Cabrera spoke on the Hogue Alley issue and suggested the Commission address their letter to the Borough Manager as a first step. Discussion.

- 2. Staff Comments

Director Cabrera spoke on the four person presence requirement for a quorum. Assembly Member Kensinger is drafting an ordinance that would enable a distance presence to count toward the quorum. She will report back on that.

Also, Director Cabrera asked if the Commission is wanting her to draft the letter that would go to the Borough Manager regarding the Hogue Alley issue. It was agreed that she would do that.

- 3. The next regularly scheduled meeting is Tuesday, September 14th, 2021 at 12:00pm.

**9. Adjournment**

The meeting was adjourned at 12:55pm.

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

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Chair Chris Fry

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Date:



**PETERSBURG BOROUGH  
CONDITIONAL USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	<b>\$120.00</b>
CHECK NO. or CC:	# 1575

DATE RECEIVED: RECEIVED BY:

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave N. Ohmer	NAME Dave N. Ohmer
MAILING ADDRESS P.O. Box 13	MAILING ADDRESS P.O.Box 13
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg AK 99833
PHONE 907 518 0313	PHONE 907 518 0313
EMAIL	EMAIL

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
Lot K: U.S. Survey 2463 S15 T59S R79E

PARCEL ID: 0111450	ZONE: RR	OVERLAY:
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CURRENT USE OF PROPERTY: Dormant rock quarry currently used for storage containers	LOT SIZE: 4.73 acres
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PROPOSED USE OF PROPERTY (IF DIFFERENT):  
Reactivate removal of rock from the site for further development of property.

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

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name):  
Butterfly Lane egress from Mitkof Highway at approximately 5.3 mile permitted in the 1960's.

**TYPE OF APPLICATION**

- Home Occupation. Please include copy of current Sales Tax Registration Application
- Residential Use in Industrial District
- Other: Removal of insitu rock my means of a backhoe and hydraulic driven hammer and/or rubber tired front end loader and highway rated trucks.

**Submittals**

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.

**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):                     *Dave N Ohmer*                     Date:                     6/14/21                    

Owner(s):                     *Dave N Ohmer*                     Date:                     6/14/21

# 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Dave N. Ohmer

Address or PID: P.O.Box 13

**Project Summary:**

The existing quarry site located on Lot K was developed in the 1960's. Rock removal has not occurred at this site for the past two decades. It is now my intention to remove additional rock from the site for development of properties within the Borough and to improve properties owned by me.

**Conditions of approval as required in Petersburg Municipal Code 19.72.020:**

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

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

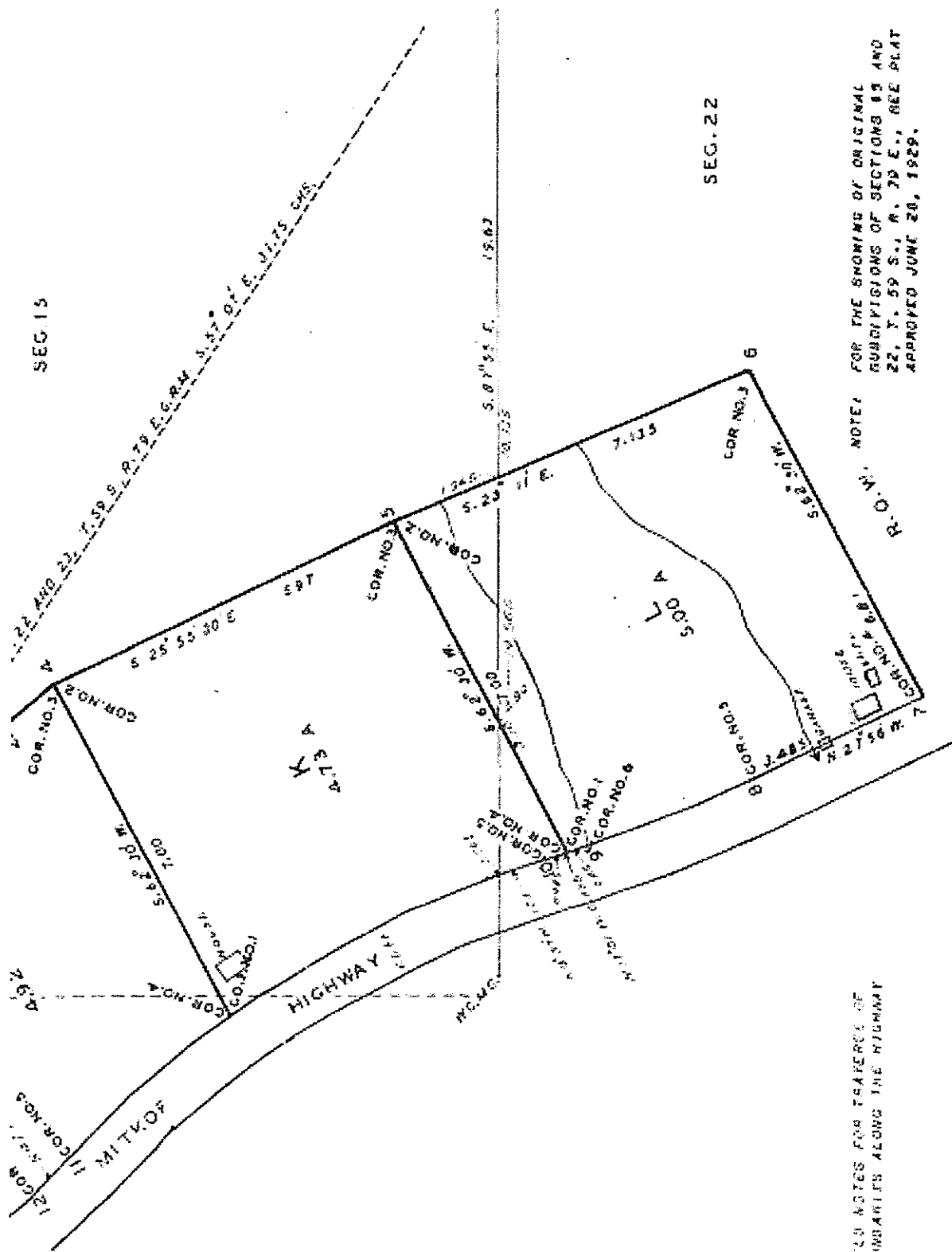
The pit is off the road, completely concealed from view by neighbors or people driving by. Rural Residential zoning specifically states that a permitted conditional use is for Rock Quarry/borrow operations. No blasting planned.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

An existing road into the property provides an easy ingress/egress with over 100yrs views in both directions for traffic

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

Use of this rock will be beneficial to my own development plans as well as local friends who are needing rock for their projects.



NOTE: FOR THE SHOWING OF ORIGINAL SUBDIVISIONS OF SECTIONS 15 AND 22, T. 59 S., R. 7D E., SEE PLAT APPROVED JUNE 20, 1929.

SEE NOTES FOR TRAFFIC OF VEHICLES ALONG THE HIGHWAY



***Ohmer Property***  
***01-114-500***  
***521 Mitkof Highway***



**PROPERTY AREA**

Service Area One Boundary



***Ohmer Property  
01-114-500  
521 Mitkof Highway***



*Wrangell Narrows*

