

Minutes of Planning & Zoning Commission
Held on October 12, 2023

1. CALL TO ORDER: Call to order at 5:30pm.

2. ROLL CALL:

PRESENT: Apryl Hutchinson, Jillian Privett, Kathleen St. Clair

ABSENT: Chair Terri Henson

STAFF PRESENT: Kate Thomas, Robert Marshall

3. AMENDMENTS TO THE AGENDA: NONE.

4. CONFLICTS OF INTEREST: NONE.

5. APPROVAL OF MINUTES

- a. Approval of the Planning and Zoning meeting minutes from September 14th and September 25th, 2023

M/S: JP/KS move to approve the Planning and Zoning meeting minutes from September 14th and September 25th, 2023.

Approved by all in favor.

6. CORRESPONDENCE

- a. Accessory Dwelling Unit Public Input

Public comments from Chris Bunness and Greg and Tammi Meissner read into the record. Included in packet.

7. PERSONS TO BE HEARD: NONE.

8. NEW BUSINESS

- a. Final plat review of the White-Etolin Replat, a replat of a portion of Lot C, Block 30B, USS 1119 (Plat No. 2019-2), Wrangell Townsite, creating Lot C1 and Lot C2, zoned Single Family Residential, owned and requested by Todd and Catherine White.

M/S: JP/KS Move to approve the final plat for the White-Etolin Replat as presented, owned and requested by Todd and Catherine White.

Approved by polled vote.

- b. (PH) Variance application request for a variance to the front yard setback for a car port on a portion of POR Lot 14, Block 12, Wrangell Townsite (Plat No. 86-5), zoned Single Family Residential, owned and requested by Robert Marshall.

Public Hearing Opened

Public Hearing Closed

Director Thomas provided staff report.

M/S: JP/KS move to approve the findings of fact and the variance request submitted by Robert Marshall for a 5 ft. front yard setback (15 ft. reduction) for the purposes of constructing a carport. Approved by Polled Vote

9. UNFINISHED BUSINESS

- a. (PH) Approval of Accessory Dwelling Unit code to added to Wrangell Municipal Code under Title 20 "Zoning"

Public Hearing Opened

Public Hearing Closed

Director Thomas addressed Chris Buness' comments. She stated that the standards and definitions are in place for components in items 1 & 2. The DEC would have to approve infrastructure in relation to item 3. Goes further into context in requirements for item 3. 800 sq ft is standard for secondary dwellings in Privett stated that the code should not include exterior attachments as it takes away from the actual living unit in relation to Mrs. Buness' comment.

Thomas addressed Greg & Tammi Meissner's comments. Extensive discussion took place between the commissioners about subject.

M/S KS/JP move to approve the ADU code as presented.

M/S KS/JP move to amend the ADU Code to remove item b. and item d. adding the following language; An ADU shall not exceed 800 square feet of building area, or the following percentages of the principal dwelling's building area, whichever is less: 40 percent of the principal dwelling's building area on lots 0.5 acre or less, 60 percent of the principal dwelling's building area on lots greater than 0.5 acre but less than on acre, and 80 percent of the principal dwelling's building area on lots one acre or greater. Any garage associated with the principal dwelling is not included in the calculation of building area. Detached accessory dwellings are included in calculating lot coverage. Lot coverage variances shall not be granted for the construction of an accessory dwelling unit.

Amendment approved by polled vote.

Amended ADU Code approved by polled vote.

10.COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: NONE.

11.ADJOURNMENT: Adjourned at 6:07pm. Next meeting scheduled for November 9th, 2023.

ATTEST: _____
Robert Marshall, Secretary

Terri Henson, Chair