

AMENDED MINUTES FOR THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
May 3, 2017
7:00PM

BATES CARLUCCIO STONE CAMPBELL SENSENG
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- A. Call to order; MEETING CALLED TO ORDER AT 7:09PM BY CHAIR CAMPBELL
- B. Roll Call; All present
- C. Approval of the Agenda; CARLUCCIO/STONE MOVED TO APPROVE THE AGENDA

CARLUCCIO/BATES MOVED TO AMEND THE AGENDA BY ADDING ITEM G1. REQUEST FOR COMMENT ON KPB PRILIMINARY PLAT PROPOSAL FILE #2017-004 RUSSIAN ORTHODOX CHURCH
NO OBJECTION/ MOTION CARRIED

CARLUCCIO/BATES MOVED TO APPROVE THE AGENDA AS AMENED
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from April 5, 2017; CARLUCCIO/BATES MOVED TO APPROVE THE MINUTES OF APRIL 5, 2017.
NO OBJECTION/ MOTION CARRIED

- E. Public Comments Regarding Items Not on the Agenda;
PERLEY MORRISON- Spoke to the Commission on his exception for his horses.

- F. Public Hearings, Prior Notice; None

- G. Consideration of Site Plans;

1. Request For Comment on KPB Priliminary Plat Proposal File #2017-004 Russian Orthodox Church

- A. Presentation by Staff or Commission

CLERK/STANISH- Presented the proposal in the packet for further comment if the Commission feels it is necessary.

- B. Public Presentation or Hearing

ZANE HENNING- Asked the clerk when this first came to the Commission.

- C. Commission Discussion

CARLUCCIO- Discussed the maintainance of English Dr. and the responsibility of the land owners to extend sewer and water across the private property to the new lots. Those comments were submitted in Dec. when the preliminary plat first came to the Commission.

- D. Action/Disposition

CONSENSIS OF THE COMMISSION WAS TO MAKE NO FURTHER COMMENT ON KPB PLAT #2017-004

- H. Commission Business:

- 1. Cedar St. Extension Update

CLERK/STANISH- Discussed the Cedar St. issue, the survey estimate, and the costs involved which

were researched to help solve this ROW issue.

WALT SONEN- Spoke to the Commission in support of working together with the effected land owners to plat this existing, unplatted ROW.

RANDI SWEET- Asked the Commission questions on the process, responsibility of the costs involved and possible landowner compensation.

CAMPBELL- Clairified there is a benefit to all the landowners by platting the existing ROW. The costs would be negotiated and shared by the surrounding owners. If everyone can come to an agreement cost would be shared. If no agreement can be made, the City will stop maintaining the ROW.

SENENIG- Spoke on the property tax decrease by platting all the new corners.

CLERK/STANISH- Explained this will be a long process starting with the survey to understand exactly where the existing corners are. The next step would be to go through an attorney to negotiate the terms with the landowners.

VAL HENNING- Asked the Commission why this didn't go through the prescriptive easement process, why there is only one survey estimate and who's going to pay for the survey?

CLERK/STANISH- The survey will have to go out for bid as it will exceed the \$5000. The one survey is a very rough estimate to see what the costs may be. It will go through Council and the public process prior to approval.

ZANE HENNING- Spoke to the Commission on his feelings toward this process in compairison to the issue at Rocky St. Spoke to Walt Sonen about what he said at the meeting in Jan. 2016 pertaining to this ROW issue.

CAMPBELL- Spoke in favor of working with the owners, getting together to mark the ROW and moving forward with the survey.

CONSENSUS OF THE COMMISSION TO GATHER WITH THE EFFECTED LANDOWNERS AND BRING BACK THE RESULTS TO THE NEXT MEETING TO DISCUSS A RECCOMENDATION TO THE COUNCIL

2. Discussion on Existing Zoning Laws and Possible Changes

CLERK/STANISH- Put together a spreadsheet of the Zones and their permitted, prohibited and conditional uses so the Commission can spread them out in front of them to see the whole picture.

CARLUCCIO- Discussed a possible workshop for this.

CAMPBELL- Proposed the Commission postpone this discussion as the summer season is upon us. It would be good to take this home to look over and put it back on the agenda in Sept.

CARLUCCIO- Agrees with Sept. Also she suggested to compare it with the Comp Plan.

I. Staff Reports:

1. Currently there are three building permits completed and signed for 2017.

J. Informational Items Not Requiring Action: Hearing None

K. Comments of the Public:

WALT SONEN- Spoke to the Commission asking they consider the quirkiness of this town as it's charm and to maintain Zoning that wouldn't change that appeal.

CAMPBELL- Agreed with Walt's statement. We are trying to maintain and encourage business.

MORRISON- Thanks for doing a great job.

L. Comments of the Commission:

STONE- Thank you Walt and Perley.

CARLUCCIO- Will be gone for next month's meeting.


M. Next Meeting: Regular scheduled meeting, June 7, 2017. Cancelled due to a lack of actionable items.
CAMPBELL- Next meeting is just after the Coming Home and a very busy time. Let's change the July meeting to July 19th

N. Adjournment:

CARLUCCIO/STONE MOVED TO ADJOURN AT 8:15 PM
NO OBJECTION/ MOTION CARRIED

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of May 3, 2017.





Lisa Stanish, City Clerk

Approved by Commission 06/02/2017