

**MINUTES FROM A SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM
Wednesday
September 5, 2018
7:00PM**

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| CARLUCCIO PATRICK BATES |
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- A. Call to order; MEETING CALLED TO ORDER 7:01PM BY COMMISSIONER CARLUCCIO
- B. Roll Call; IN ATTENDANCE; CARLUCCIO, PATRICK, and BATES
- C. Approval of the Agenda;
PATRICK/BATES MOVED TO APPROVE THE AGENDA
NO OBJECTION/ MOTION CARRIED

- D. Approval of Minutes from July 18, 2018
BATES/PATRICK MOVED TO APPROVE THE MINUTES FROM JULY 18, 2018
NO OBJECTION/ MOTION CARRIED

- E. Public Comments Regarding Items Not on the Agenda;
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;
 - 1. Conditional Use Permit- Sensenig
 - A. Presentation by Staff or Commission
CLERK GEAGEL- Presented a request from potential new owners for Ruth Sensenig's property to have the conditional use permit allowing the property to be a residence in a commercial zone extend to the new ownership. She presented Sensenig's conditional use permit and the minutes approving the permit.
 - B. Public Presentation or Hearing
COMMISSIONER CARLUCCIO called for public comment and none was offered.
 - C. Commission Discussion
PATRICK- Inquired as to who owned the property before Ruth. She spoke in support of having the conditional use permit extend to the new property owners. The adjoining property is primarily residential.
CM CAMERON- Clarified that the Cameron's previously owned the home.
CARLUCCIO- Discussed the letter from the new property owner and that the comments from the minutes where the conditional use permit was discussed did not state a time limit, nor did the signed permit that was given to Ruth. She discussed that the property was not in the middle of a commercial or industrial zone and was bordered by residential properties. She spoke in support of extending the conditional use and letting it go with the property. She stated that there were not enough members present for a vote that needed a majority plus one so they would need to make a recommendation to council.
BATES- Spoke in support of extending the conditional use to go with the property.
 - D. Action/Disposition

CARLUCCIO- Asked for a motion to recommend to city council that they extend the conditional permit, that it should follow with the house. She cited the following findings:
 - 1. The adjoining properties are residential.
 - 2. The adjoining properties will not be significantly impaired.
 - 3. Adequate facilities are provided for the purpose.

BATES/PATRICK SO MOVED
NO OBJECTION/ MOTION CARRIED

2. Discussion- Right of Way Use Permits Ordinance DRAFT

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented a draft amending Title 11 to include right of way use permits.

B. Public Presentation or Hearing

COMMISSIONER CARLUCCIO- called for public comment and none was offered.

C. Commission Discussion

CARLUCCIO- Inquired if the city manager was happy with the ordinance and discussed the appeal procedures as written in the ordinance.

CM CAMERON- Discussed that she was happy with the ordinance, it was presented to legal and they were happy with it as well.

BATES- Spoke in support of the draft ordinance.

D. Action/Disposition

CARLUCCIO- Asked for motion to recommend approval of the City of Seldovia ordinance 19-xx an ordinance of the city council of the city of Seldovia adopting chapter 11.10 right of way.

BATES/PATRICK SO MOVED

NO OBJECTION/ MOTION CARRIED

3. Discussion- Commercial Marine Ordinance DRAFT

A. Presentation by Staff or Commission

CLERK GEAGEL- Presented a draft ordinance amending Title 18's Commercial Marine Chapter, changing the name to Commercial Business, updating the intent, adding language that prohibits a residence without a primary use, motor vehicles were moved from prohibited to conditional use to allow the commission to be able to define a confined space, and penalties were added in paragraph form following the example of other communities. She asked the commission to consideration of what language she wanted added for the conditional use for annual rentals as a primary use?

B. Public Presentation or Hearing

COMMISSIONER CARLUCCIO- called for public comment and none was offered.

C. Commission Discussion

BATES- Spoke in support of the draft ordinance and having motor vehicles as a conditional use instead of prohibited. He inquired if any of the fines had been enforced in the past and if there had been any kind of study to look at what kind of revenue could be made from fines.

CARLUCCIO- Inquired if the residential rate definition in the fee schedule would be affected by the annual rental conditional use and if a conditional use would be needed every time a business wanted to offer long term rentals. She discussed defining a confined space at the time of the conditional use since it could be in a building, parking space, etc.

CM CAMERON- Discussed that fines had been enforced from time to time but nothing regularly and there had not been a formal study of the revenue that could be made from enforcement.

D. Action/Disposition

BATES/PATRICK MOVE TO RECOMMEND ADOPTION OF ORDINACE 19-XX
NO OBJECTION/ MOTION CARRIED

H. Commission Business:

CM CAMERON- Stated that they were still looking for more planning members.

CLERK GEAGEL- Asked the commission if they wanted to have a workshop to discuss what part of the zoning code they wanted to review next, and discussed formulating the zoning code into a matrix such as Kenai and Seward.

CARLUCCIO- Discussed not needing to have a workshop and spoke in agreement with reviewing the matrix and a presentation starting with just one or two items from title 18.

PATRICK- Spoke in agreement that they could not do all of title 18 at once.

I. Staff Reports: None

J. Informational Items Not Requiring Action: None

K. Comments of the Public: None

L. Comments of the Commission:

PATRICK- Stated that this was a learning experience for her.

CARLUCCIO- Commented that she knew some of these things were moving onto the next council meeting and asked when that was going to be. There is nothing on the agenda for the KPB Planning Commission meeting September 10th and she has to work that day so she will not be attending the meeting and can help present Sensenig if they want, but she won't be able to be at the council meeting on the 24th. She asked when AML was and thanked Heidi, she knows no one is there but she really appreciates how things are put together it makes their lives easier.

CM CAMERON- Discussed that the ROW and Commercial Marine Ordinance would not be on the September 10 agenda, but would be a discussion topic on the September 24 agenda, and then if approved introduced at the next meeting and passed at the following meeting. In November and December there is only one meeting a month because of the holiday in December and AML in November starting the 11th, Veteran's Day.

M. Next Meeting: Regular scheduled meeting, October 3, 2018

N. Adjournment:

CARLUCCIO CALLED FOR ADJOURNMENT

BATES SO MOVED/CARLUCCIO SO ORDERED AT 8:00PM

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of September 05, 2018.



Heidi Geagel
Heidi Geagel, City Clerk

Approved by Commission 03/06/2019