

**MINUTES FROM THE SELDOVIA PLANNING COMMISSION
REGULAR MEETING
MULTI-PURPOSE ROOM**

Wednesday
**February 1, 2017
7:00PM**

CAMPBELL SENENIG BATES CARLUCCIO STONE
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- A. Call to order; MEETING CALLED TO ORDER BY CHAIR CARLUCCIO AT 7:05PM
- B. Roll Call; All Present
- C. Approval of the Agenda; SENSENIG/CAMPBELL MOVED TO APPROVE THE AGENDA
SENSENIG/CAMPBELL MOVE TO AMEND THE AGENDA ADDING C1. ELECTION OF OFFICERS
NO OBJECTION/ MOTION PASSED
SENSENIG/CAMPBELL MOVED TO APPROVE THE AGENDA AS AMENDED
NO OBJECTION/ MOTION PASSED
 - 1. *Election of Officers*
 - a. CHAIR CARLUCCIO CALLED FOR NOMINATIONS FOR CHAIR
SENSENIG/STONE MOVED TO NOMINATE JEREMIAH CAMPBELL AS CHAIR
CHAIR CARLUCCIO CALLED FOR FURTHER NOMINATIONS
HEARING NONE/ NOMINATIONS WERE CLOSED FOR CHAIR
 - b. CHAIR CARLUCCIO CALLED FOR NOMINATIONS FOR VICE CHAIR
STONE/CAMPBELL MOVED TO NOMINATE RUTH SENSENIG AS VICE CHAIR
CHAIR CARLUCCIO CALLED FOR FURTHER NOMINATIONS
HEARING NONE/ NOMINATIONS WERE CLOSED FOR VICE CHAIR
NO OBJECTIONS WERE MADE FOR THE NOMINEES/ MOTIONS PASSED

CHAIR CARLUCCIO PASSED THE GAVEL TO NEW CHAIR CAMPBELL

- D. Approval of Minutes from December 7, 2016;
SENSENIG/CARLUCCIO MOVED TO APPROVE THE MINUTES FROM DECEMBER 7, 2016
NO OBJECTION/ MOTION PASSED
- E. Public Comments Regarding Items Not on the Agenda;
Hearing none
- F. Public Hearings, Prior Notice; None
- G. Consideration of Site Plans;
 - 1. Conditional Use Permit Application for Seldovia Wild Seafoods Lot 10 Block 5 Parcel # 192-026-01
 - A. Presentation by Staff or Commission
CLERK/STANISH- Informed the commission notice of public hearing was sent to all landowners 300ft from the proposed permit property and no responses were submitted. Seafood processing was recently added as a conditional use to the Commercial Marine District per Ord. 17-13.
 - B. Public Presentation or Hearing:
Hearing None
 - C. Commission Discussion:
Commission discussed the layout of the proposed site plan.
SENSENIG- This has been in the works for some time. She has no issue with it and is in favor of

approval of the Conditional Use Permit.

CARLUCCIO- Spoke in favor and is happy to see the building put to use. She wanted clarified that the Conditional Use would be granted to Seldovia Wild Seafoods not the owner of record, SNA?

CLERK/STANISH- She has explained that to Brendon and had him initial that the application is in his name. It is not transferrable if and when SWS ceases business.

CAMPBELL- Spoke in favor of approval yet would like to add conditions. Some of his concern is with potential waste or processing of raw fish.

CM/LARSON- Explained the process for DEC regulations for the plant isn't far from human consumption requirements for food grade products.

CAMPBELL- His concern is, as the business grows, there needs to be a process for review. He would like to consider conditions such as; when they begin raw fish processing, the conditional use needs to be revisited.

The commission had some questions on raw fish processing which needed clarification.

CHAIR CAMPBELL CALLED FOR A THREE MINUTE RECESS AT 7:15PM
CHAIR CAMPBELL CALLED THE MEETING BACK TO ORDER AT 7:20PM

CARLUCCIO/BATES MOVED TO TABLE ITEM G1.

D. Action/Disposition

NO OBJECTION/ MOTION PASSED

H. Commission Business:

1. Continuation of Discussion on Priority of ROW Issues Within the City

CLERK/STANISH- Explained some history of the Cedar St. issue which was recently discovered from locating the Preliminary Plat Proposal by Ability Survey from 1998. The City hired Ability to conduct the survey, and then could not get full consent from the effected neighbors. It seems, at this point, finding an agreeable solution was not attainable and the movement to come to a solution ceased.

Commission discussion focuses on the need to further research a solution to this street. The preliminary plat is complete and now that some of the landowners have changed, perhaps the proposal would have a different outcome. She asked for direction from P&Z on what to do next.

CARLUCCIO- We should notify the property owners we have this plat and see if we can move forward. Discussion was held on the proposed width of the road and how that is handled at the Borough. There would have to be an exception noted on the plat which is accompanied with the recommendation from the City of Seldovia of acceptance of the plat.

CAMPBELL- We need to hear from the landowners.

CONSENSUS OF THE COMMISSION TO DIRECT THE CLERK TO SEND THIS PRILIMINARY PLAT TO THE LOCAL LAND OWNERS TO GET THEIR COMMENTS ON HOW THEY WOULD LIKE TO MOVE FORWARD AND BRING THE INFORMATION BACK TO THE NEXT MEETING

CARLUCCIO/STONE MOVED TO TAKE ITEM G1 OFF THE TABLE
NO OBJECTION/ MOTION PASSED

G. 1. Conditional Use Permit Application for Seldovia Wild Seafoods Lot 10 Block 5 Parcel # 192-026-01
CAMPBELL- We are in review of the permit for the business. There are no objections at this time, but we'd like to address the potential of the growth of the business.

BRENDON BIERI- Gave a brief overview of the business plan. The finished product leaves very little food waste. Currently they are not using raw whole fish. A typical batch is around 400# of fish which is headed, gutted, and comes to them as chunked fillets and pieces. They go straight from freezer, to slack and cook. They have had an emergency once where they had to buy 1,500# of whole, frozen fish which they had to fillet and toss the carcasses. That was only once in the three years they processed at the previous plant to fill an order. All the chemicals they use are food grade and will not hurt the sewer system. Water waste will be from general cleanup. They would like to eventually process whole, local fish, but that won't be for a few years.

CAMPBELL- Would like to propose the following conditions to accompany the conditional use permit.

- 1) Seldovia Wild Seafoods shall immediately give notice to the City of Seldovia if you process whole fish in excess of 500# per incident.
- 2) If Seldovia Wild Seafoods begins processing whole fish in excess of 10,000# per year, it is necessary to apply for an additional Conditional Use Permit.

CARLUCCIO/BATES MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR SELDOVIA WILD SEAFOODS LOT 10 BLOCK 5 PARCEL # 192-026-01 WITH THE CONDITIONS STIPULATED
NO OBJECTION/ MOTION PASSED

2. Ordinance Consideration for Non-Conforming Structures Prior to Specific Date to be Allowed as Non-conforming for the Life of the Structure.

CLERK/STANISH- This was brought to the commission by Walter McInnes to add a "grandfathering" of non-comforming structures. We do have a non-comforming code but it doesn't have a date to start the requirements. In the laydown you'll find Ordinance 98-07 which established the local zoning codes.

CAMPBELL- When you have property which has changed hands, you're going to make them accountable to comply with the code?

STANISH- No. We have the variance process to deal with those issues. If you or the new property owner didn't create the non-conforming issue, you can apply for a variance. This start date is for existing non-conforming structures which were created by the owner of the non-conforming structure. When these issues come to the City office, we need to have a date of when we require the code to be enforced. If not, what is the City's recourse? We need to be clear on a date and be able to present the options to deal with the non-comformity.

CARLUCCIO/SENENIG MOVED TO RECOMMEND TO THE CITY COUNCIL THE DATE OF ORDINANCE 98-07 (ADOPTED ON 5/27/2017) BE INSERTED INTO 18.84.010.
NO OBJECTION/ MOTION PASSED

I. Staff Reports:

1. City Manager's Update on Annexation Working Group

The group has identified the boarder we are looking at which is to square off around Mr. Smith and Mr. Hopkin's properties. There are four landowners in the area who would need to consent to the annexation. If all four sign, we can go with unanimous consent and it does not need to go to the legislature. Mr. Smith has been charged with contacting all the effected landowners for comment. If they agree, we will start the petition process.

J. Informational Items Not Requiring Action: None

K. Comments of the Public:

MAYOR LENT- Mentioned he is glad there is now enforcement to back up P&Z.

L. Comments of the Commission:

BATES- Thanked Paulie Carluccio for chairing in the past.

SENENIG- Agreed with Rick and thanked Lisa for her work.

CARLUCCIO- It is good to turn over the gavel.

CAMPBELL- Thanked Paulie for her many years of service. She has also been a great Borough resource.


M. Next Meeting: Regular scheduled meeting, March 1, 2017

N. Adjournment:

CARLUCCIO/BATES MOVED TO ADJOURN AT 9PM
NO OBJECTION/ MOTION PASSED

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of February 1, 2017





Lisa Stanish, City Clerk

Approved by Commission March 1, 2017