

**MINUTES FROM THE SELDOVIA PLANNING COMMISSION  
REGULAR MEETING  
MULTI-PURPOSE ROOM  
Wednesday  
April 5, 2017  
7:00PM**

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

SENENIG/CARLUCCIO MOVED TO AMEND THE AGENDA ADDING ITEM G1. REQUEST FOR COMMENT ON PRELIMINARY PLAT PROPOSAL SELDOVIA TOWNSITE HEA ADDITION KPB #2017-040, ADDING ITEM G2. MISSION ST VACATION REQUEST FOR COMMENT KPB FILE #2017-034, AND ADDING ITEM G3. PRELIMINARY PLAT PROPOSAL REQUEST FOR COMMENT KPB FILE #2017-048 VALHALLA  
NO OBJECTION/MOTION PASSED

CAMPBELL CALLED FOR A MOTION TO APPROVE THE AGENDA AS AMENDED  
SENENIG/CARLUCCIO SO MOVED  
NO OBJECTION/MOTION PASSED

- D. Approval of Minutes from the Regular Meeting of March 1, 2017;

CARLUCCIO/STONE MOVED TO APPROVE THE MINUTES FROM MARCH 1, 2017  
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. *Request For Comment on Preliminary Plat Proposal Seldovia Townsite HEA Addition KPB #2017-040*

- A. Presentation by Staff or Commission

CLERK/STANISH- Explained the Borough is requesting comment on this Preliminary Plat. The Commission has seen and discussed the issues surrounding this plat change at previous meetings.

- B. Public Presentation or Hearing

Hearing none

- C. Commission Discussion

CARLUCCIO- Asked if there was clarification on the previous question of; Do we have the authority to speak on the vacation of a State ROW?

CLERK/STANISH- Mentioned she did make contact with the surveyor, Scott Huff, on this question. It is recommended the City of Seldovia make comment as the ROW is within the City. It will, however, have to go to the State for final approval as it is a State ROW.

SENENIG/BATES MOVED TO RECOMMEND APPROVAL OF KPB PRELIMINARY PLAT PROPOSAL FILE #2017-040

D. Action/Disposition

NO OBJECTION/MOTION PASSED

2. Mission St Vacation Request For Comment KPB File #2017-034

A. Presentation by Staff or Commission

CLERK/STANISH- Informed the Commission the vacation of Mission St. was addressed on the Council level as this vacation was a result of litigation. It looks as if the Council's concerns were addressed after the vacation discussion. This is brought to the Commission now as comment needs to be submitted prior to the next Council meeting.

B. Public Presentation or Hearing

JENNY CHISSUS- Asked for clarification on the building of the stairs. Were they built on Mission St. and need to be moved now because of the vacation?

CLERK/STANISH- The stairs were constructed on the City owned, vacated portion of Mission St. and will not need to be moved.

C. Commission Discussion

CARLUCCIO/BATES MOVED TO RECOMMEND APPROVAL OF KPB PRELIMINARY PLAT PROPOSAL FILE #2017-034

D. Action/Disposition

NO OBJECTION/MOTION PASSED

3. Preliminary Plat Proposal Request For Comment KPB File #2017-048 Valhalla

A. Presentation by Staff or Commission

CLERK/STANISH- Gave an overview of the plat proposal presented.

B. Public Presentation or Hearing

JENNY CHISSUS- Spoke to the Commission with concern as to why Hopkins would have to dedicate so much land for access. Frank Raby will probably never be built. It would be better to request Hopkins to provide access through his other adjacent lots.

C. Commission Discussion

CARLUCCIO- Spoke on the process of platting. Jim has a year to finalize this. Why rush it? It may be better to ask for an exception to the Borough code on the 60' ROW.

CAMPBELL- Mentioned Frank Raby may never be built. He knows there is talk to vacate Frank Raby's undeveloped portion. Why exacerbate an existing problem?

SENENIG- Discussed her thoughts on leaving the plat as it is. Why make a recommendation on hearsay?

CARLUCCIO- If there is an alternate, we could recommend that. There is a good chance Frank Raby will never be built.

CAMPBELL- Stated he would like to oppose this and recommend another option.

No consensus in the Commission on other options.

D. Action/Disposition

CONSENSUS OF THE COMMISSION IS TO MAKE NO COMMENT ON KPB FILE #2017-048

## H. Commission Business:

### 1. Cedar St. Extension

CLERK/STANISH- Gave a little history of where the City stands with this issue. There is access to Lot 10 through a platted access easement across Lot 11. Access and a utility easement aren't the issue here. The City maintains the ROW across private property. The questions for landowners are; Are you ok with how things are today? If you don't want the road across your private property, the City may close it down and stop maintaining it. How do landowners feel about the way it exists today?

PAUL CHISSUS SR- Spoke that he likes it just the way it is. The City has been taking care of the road which is nice. He and his wife own two lots there. They would like the road to stay and be platted so they're not responsible for any crashes there. His concern is that the survey doesn't show where the existing road is today. He mentioned his plan is to vacate the lot line between lot 9&10.

CLERK/STANISH- Walt spoke with her today informing her he couldn't make it due to a family matter. He asked Cindy Momm to drop off this hand drawn 'plat' he made from his as-built markers and measurements from those points. This shows he is losing a significant amount of property to the encroaching ROW. He stated he is fine with the way the road exists and would like to plat it as such. His intention is to combine his two lots on Cedar St. and hopes the City can come to a consensus as to how to remedy the ROW problem. Spoke in opposition with the proposed survey as he's not interested in losing more property.

JENNY CHISSUS- Spoke to the Commission in favor of platting Cedar St. The vacant lot, Lot 9, does not have viable access. Walt Sonen looks to lose a significant amount of land. She also spoke on her concern of who would be responsible for a new survey.

CARLUCCIO- Recommends finding where the ROW actually is and go from there.

CAMPBELL- Proposed the landowners and City come together with spray paint to mark what people want prior to bringing a surveyor over.

CARLUCCIO- As far as costs, the City and landowners could come together with platting costs for the ROW and the combining of lots.

**CONSENSUS OF THE COMMISSION TO DIRECT THE CLERK TO RESEARCH ALL COSTS INVOLVED IN SURVEYING AND PLATTING CEDAR ST. AND BRING THAT TO THE NEXT MEETING**

### 2. Discussion on Existing Zoning Laws and Possible Changes

CAMPBELL- This is always an underlying discussion. We could look at zoning and permitted uses.

CLERK/STANISH- Discussed a few questions that have come up at the office; WCR properties which are no where near water, looking into a central business district, some industrial zones have changed over time, commercial marine district properties are now more residential, and looking to zoning laws which promote business and industry. These are just a few items which could be looked at as times have changed.

JENNY CHISSUS- Spoke on waterfront commercial residential as it seems like the zone with the most opportunities for people. If anything, she'd like to see more of those.

CARLUCCIO- Would like to look at permitted uses and secondary uses. We have a Residential District, a Commercial District and a Commercial/Residential district, but there are less permitted uses in the CR than the C district. If you have a combined district, you should be able to combine the permitted uses.

CAMPBELL- Agreed on taking a look at a central business district. He mentioned commercial marine may be out of date. He would not support limiting or lessening restrictions which promote local business.

### I. Staff Reports: None

J. Informational Items Not Requiring Action: None

K. Comments of the Public:

JENNY CHISSUS- Thanked the Commission for listening to their concerns.

L. Comments of the Commission:

SENENIG- Thanked the Chissus family for coming in and Walt for his work although he's not here. We are happy to help work some of these things out on behalf of the landowners. We're glad you're here.

CARLUCCIO- Thanked Chissus' for coming in, especially Jenny. Her input is appreciated. The Commission is only five people so we don't know the feelings of the whole town. It is nice when others contribute as sometimes they bring in a whole different viewpoint.

CAMPBELL- Agreed with Paulie's comment. Thanked Lisa for springing all the last minute items on them.

M. Next Meeting: Regular scheduled meeting, May 3, 2017

N. Adjournment:

CAMPBELL CALLED FOR A MOTION TO ADJOURN AT 9 PM  
CARLUCCIO/STONE SO MOVED  
NO OBJECTION/MOTION PASSED

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of April 5, 2017.



  
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Lisa Stanish, City Clerk

Approved by Commission May 3, 2017