

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

Wednesday
October 5, 2016
7:00PM

CARLUCCIO STONE CAMPBELL SENENIG BATES
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- A. Call to order; MEETING CALLED TO ORDER BY CHAIR CARLUCCIO AT 7:02 PM
- B. Roll Call; CARLUCCIO, STONE, CAMPBELL, SENSENIG, BATES
- C. Approval of the Agenda;
CAMPBELL/SENENIG MOVED TO APPROVE THE AGENDA OF OCTOBER 5, 2016
NO OBJECTION/ MOTION PASSED
- D. Approval of Minutes from September 7, 2016;
STONE/CAMPBELL MOVED TO APPROVE THE MINUTES OF SEPTEMBER 7, 2016
NO OBJECTION/ MOTION PASSED
- E. Public Comments Regarding Items Not on the Agenda; Hearing None
- F. Public Hearings, Prior Notice; Hearing None
- G. Consideration of Site Plans;

1. Subdivision Request from Integrity Surveys Inc. for Tract B US Survey 371 owned by the Orthodox Church and Lot 19 Block 10 US Survey 1771 owned by Daewon Rojas-Mickelson

- A. Presentation by Staff or Commission
CLERK/STANISH- Discussed the preliminary plat submitted by Intergity Surveys Inc.
- B. Public Presentation or Hearing
Hearing none
- C. Commission Discussion

Commission discussion focused on the opportunity of this proposal to fix some road way issues surrounding this property. There was no objection to the concept of the plan, however, the commission would like to push this to Council for further discussions with the Orthodox Church.

CAMPBELL/ SENSENIG MOVED TO POSTPONE THE SURVEY REQUEST DISCUSSION UNTIL NEXT MEETING TO HAVE THE CITY ENGAGE IN A DISCUSSION WITH THE CHURCH ON OPTIONS FOR RIGHT OF WAYS, ON THE TRIANGLE PORTION OF THE PROPERTY, AND FURTHER DISCUSSION ON THE UTILITIES MAINLY WATER AND SEWER COST RESPONSIBILITIES

- D. Action/Disposition

NO OBJECTION/ MOTION PASSED

- H. Commission Business:
 - 1. Resignation from Rod Hilts
CARLUCCIO- Thanked Rod for his years of service.
 - 2. Welcome New Commissioner Rick Bates

3. Decks and Docks Discussion

CARLUCCIO- Reported on her discussions with the Corps of Engineers to clarify the responsibility of zoning laws within the harbor or waters surrounding the City. There are two Corps of Engineers. The first is the permitting Corps, and there is also a Construction Corps. Both Corps are entities one would have to have permitting through to build within the harbor as the Construction Corps built the addition to the Seldovia Small Boat Harbor. Also clarified by the Corps was the powers of the Planning and Zoning Commission. P&Z has the power to regulate within the City including the Slough and harbor.

CHAIR CARLUCCIO OPENED THE DISCUSSION TO THE PUBLIC;

AL SCHLOTT- Asked the Commission why it is set up to get all the other approvals before coming to the local P&Z if you'll not grant it?

CARLUCCIO- The City can't give a building permit if the Corps wouldn't grant it.

CM/LARSON- The City officials and staff are not the marine experts. Water flows and sediment dispersal are things that need to be looked at from the Corps first.

CAMPBELL- Discussed a possible preliminary proposal first and opened discussion on waterfront setbacks. He spoke on any building beyond mean high tide as a conditional use.

STONE- We need a stop gap somewhere.

CONSENSUS OF THE COMMISSION TO DIRECT THE STAFF TO PRESENT THE DECKS AND DOCKS DRAFT ORDINANCE WITH ADDED VERBAGE OF MEAN HIGH TIDE AS THE SETBACK AND ANY DECK OR DOCK BEYOND MEAN HIGH TIDE BY CONDITIONAL USE AT THE NEXT MEETING.

4. Zoning for Commercial Marijuana Sales, Cultivation and Manufacturing

CLERK/STANISH- Spoke on the proposed zoning ordinance presented.

CARLUCCIO OPENED THE DISCUSSION TO THE PUBLIC; Hearing none
Commission discussed buffers and recommended striking the buffer from parks.

CAMPBELL/STONE MOVED TO RECOMMEND TO COUNCIL THE APPROVAL OF
ORDINANCE 17-07 AS AMENDED
NO OBJECTION/ MOTION PASSED

5. Coding Possibilities for Livestock Businesses Within City Limits

CLERK/STANISH- Spoke on the proposed ordinance presented.

CARLUCCIO OPENED THE DISCUSSION TO THE PUBLIC;

OPHIEM- Spoke to the commission on his existing chickens and is concerned he may be denied in the future due to new regulations.

AL SCHOLTT- Inquired on noise issue- is there a code to deal with that?

CM/LARSON- It could be a disturbing the peace issue.

CAMPBELL- Going forward, anyone else will need to follow the process. They tried not to be too restrictive and still meet the intent of the zones. He is in favor of the ordinance.

SENENIG- Spoke on her concern for the cost of a permit to have some chickens. It's \$5 for a dog license, and \$150 for some chickens? Are chickens that much more of a nuisance?

CARLUCCIO- Yes, but once you have the license, it's a one time deal.

CAMPBELL/BATES- MOVED TO RECOMMEND TO THE COUNCIL THE APPROVAL OF
ORDINANCE 17-05 AS PRESENTED
NO OBJECTION/ MOTION PASSED

I. Staff Reports:

CLERK/STANISH- Reported on the Municipal Elections held on Oct. 4. They will be confirmed at the next Council meeting on the 10th after opening the absentee and question ballots.

J. Informational Items Not Requiring Action: None

L. Comments of the Commission:

CAMPBELL- Thanks for all the input and good to see movement on the long outstanding issues.

CARLUCCIO- Thanked everyone for coming, especially the students.

M. Next Meeting: Regular scheduled meeting, November 2, 2016

N. Adjournment:

CAMPBELL/STONE MOVED TO ADJOURN AT 9:25PM
NO OBJECTION/ MOTION PASSED

I certify the above represents accurate minutes of City of Seldovia Planning and Zoning Commission meeting of October 5, 2016.



Lisa Stanish, City Clerk

Approved by Commission Nov. 2, 2016