



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 14, 2026

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline
Commissioner Thomas Kowalske
Commissioner Jim Floyd

3. Acceptance of Agenda

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

4. Approval of Minutes

A. Meeting Minutes 6.9.2026.

The June 9, 2026, meeting minutes we unanimously approved.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

5. Public Comments

None

6. Consent Calendar

- A. Acceptance and scheduling of an application from Kitos LLC for a special use permit for use of a borough ROW for a landing, porch, and wheelchair ramp at 200 CHIEF JOHN LOTT ST (PID: 01-007-382).

Accepted as a public hearing item for the August 11, 2026, meeting.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

7. Public Hearing Items

- A. Consideration of an application from Central Council Tlingit & Haida Indian Tribes of Alaska (CCTHIA) for a minor subdivision at 1200 HAUGEN DR (PID: 01-012-010).

Nicole McMurren spoke representing herself in opposition of the subdivision.

Judy Ohmer spoke on her own behalf, expressing concerns regarding the proposed subdivision.

Becky Knight spoke on her own behalf, expressing concerns regarding safety, aesthetics, and privacy.

Motion made by Commissioner Floyd.

Motion fails for lack of second.

- B. Recommendation to the Borough Assembly regarding an application to rezone borough-owned property from Open Space Recreational to Single Family Mobile Home in preparation for sale of Lots 26 and 27, Section 33, T58S, R79E. (PID: 01-028-100 and 01-028-150).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Floyd.

Commission Vice-Chair O'Neil spoke regarding static population and her concerns with open space recreational land going away.

Donna Marsh spoke representing herself with concerns regarding the development of the two lots and the potential of surplus housing.

Commissioner Floyd discussed affordable housing and concerns related to the aging housing inventory within the community.

Commission Secretary Fine-Walsh mentioned the housing needs assessment and the number of homes the community needs within 10 years.

Commissioner Vice-Chair O'Neil mentioned the saturation of development in one neighborhood.

Commissioner Kowalske spoke in support of this mentioning the economic benefits for the Borough.

Commissioner Cline mentioned it would be nice to see a development plan.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

Voting Nay: Commission Vice-Chair O'Neil

- C. Consideration of an application from Eric Grundberg for a variance from the rear yard and side yard setbacks to construct a garage within 3' of the property line at 304 HOGUE ALLEY (PID: 01-011-092).

Eric Grundberg spoke as the owner of this property. He made himself available for any questions.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Commission Secretary Fine-Walsh mentioned the staff recommendation to approve the variance allowing construction no closer than 5' to the property line. This recommendation is consistent with past practice.

Commissioner Floyd questioned the two separate lots and building a garage on a lot without having an apartment. Mr. Grundberg spoke to say that the two lots are being consolidated, Director Cabrera confirmed.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

8. Non-Agenda Items

A. Commissioner Comments

Communication Facility Overlay ordinance

The Commissioners discussed tower overlay ordinance and proposed additions and changes.

Commissioner Kowalske reviewed his proposed data center ordinance.

B. Staff Comments

Director Cabrera said that there will be a meeting in August.

C. Next Meeting is August 11, 2026.

9. Adjournment

The meeting adjourned at 1:06PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd