



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Wednesday, February 14, 2024

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 - present via Zoom.

Commissioner Heather O'Neil

Commission Secretary Sally Dwyer

Commissioner Jim Floyd

Commission Vice-Chair John Jensen - Sitting in as Chair for this meeting.

Commissioner Marietta Davis

ABSENT

Commissioner Phillip Meeks

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis

4. Approval of Minutes

A. January 9, 2024, Meeting Minutes.

The January 9, 2024, meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis

5. Public Comments

Dave Thynes spoke as the land surveyor contracted to help with the mental health subdivisions in the Chris Kegans area, he wanted to make himself available for any questions.

6. Consent Calendar

- A. Acceptance and scheduling of an application from the Alaska Mental Health Trust Land Office for a replat of the Melisa Kegans Beach Subdivision and the Chelsea Kegans Beach Subdivision to dedicate Lots 24C and 25C as public right-of-way at 807- 812 Mitkof Hwy.
- B. Acceptance and scheduling of an application from the Petersburg Children's Center for a conditional use permit to allow parking spaces to be on a lot within 500' of the use at 306 N 5th ST. (PID: 01-006-125).
- C. Acceptance and scheduling of an application from Josh Etcher for a conditional use permit to allow construction of a net house in a single-family residential zone at 112 Cornelius RD (PID: 01-031-610).

The consent calendar was unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis

7. Public Hearing Items

- A. Consideration of an application from Petersburg Power & Light for a conditional use permit for construction of municipal utilities at 1328 N Nordic Dr. (PID: 01-002-434).

Motion made by Commissioner O'Neil, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis

- B. Consideration of an application from the Alaska Mental Health Trust Land Office for a minor subdivision at 807/808 Mitkof Hwy (PID: 01-174-220 and 01-174-300).

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis

- C. Consideration of an application from the Alaska Mental Health Trust Land Office for a minor subdivision at 809/812 Mitkof Hwy (PID: 01-174-225, 01-174-226, and 01-174-380).

Motion made by Commissioner Davis, Seconded by Commissioner O'Neil.

Commission Vice Chair Jensen asked Director Liz Cabrera for clarification on section b. of the proposed motion where it states water and wastewater to the parcels is required.

Director Liz Cabrera stated that was a misprint in the staff report. This area does have Municipal utilities as far as Power out there but not water, wastewater.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis

- D. Consideration of an application from Wess Baguley for a variance from the side and rear yard setback requirements to allow for construction of a shed 6' from the side yard and 8.5' from the rear yard property lines at 606 Rambler St (PID: 01-010-324).

Wess Baugley spoke on his own behalf to give clarification on the eave, it will not be a 5 foot eave, the loft is 5 feet tall, the eave is 1 foot.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.

Commissioner O'Neil mentioned she knew two other circumstances where the commission approved very similar variances.

Commissioner Dwyer asked which way the snow sheds.

Wess Baugley spoke on his own behalf to say the roof is slanted into his property.

The variance criteria were amended.

Commissioner O'Neil amended criteria a. to a yes for reasons being pilings are already in place.

Commissioner Dwyer amended criteria b. to a yes for reasons being the lot is already filled, no machinery would have to be brought onto the property or driven on the road.

Director Liz Cabrera said criteria c. should have been yes on the staff report because no part of the structure being within 5 feet from the property line was already in the proposed motion.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Liz Cabrera said if the Commission is willing, she has a 30-video queued up for the Commission members on legally defensible decisions for planning commission.

- C. The Next Meeting is March 12, 2024, at noon.

Commissioner Floyd mentioned he will not be able to attend next meeting.

9. Adjournment

The meeting adjourned at 12:17pm.