



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, October 10, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner John Jensen

3. Election of Officers

Election of officers

Marietta nominated Sally Dwyer to keep her seat as Commission Secretary, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

Heather nominated Chris Fry to keep his seat as Commission Chair, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

Marietta nominated John Jensen to Vice-Chair, seconded by Heather.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

4. Acceptance of Agenda

Vicki Sokol asked for an amendment to the order of the public hearing items, to hear the Sokol application before Skylark rezone and purchase.

Commission Chair Chris Fry moved item D to be heard after item A.

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

5. Approval of Minutes

The September 12, 2023, meeting minutes were unanimously approved.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

6. Public Comments

None

7. Consent Calendar

None

8. Public Hearing Items

A. Consideration of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224).

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

B. Consideration of an application from Vicki Sokol for a variance from the side yard setback requirement to allow for construction of an addition 5' from the property line at 100 N 3rd St (PID: 01-007-375)

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

C. Initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-

Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Kathryn Schnider spoke on her own behalf concerned about zoning definitions.

Mika Hasbrouck spoke on her own behalf concerned about the proposal and lack of a clear plan.

Joe Bertagnoli spoke on his own behalf giving concerns and asking for more clarity on the plan and where the road would go.

Ambre Burrell spoke on her own behalf explaining that platting and road plans will happen but not until the rezoning has passed. Until they get in there with a machine it's hard to tell where exactly the road will be. The purpose of this rezone is to provide affordable housing for families not to have another trailer park.

Sig Burrell spoke on his own behalf explaining in more depth where the road would go. Spoke his concerns of zoning and said he would like to see a manufactured home zoning added to the code. The intent of this rezone is to provide good, affordable housing for younger people to be able to move into.

Motion made by Commissioner Davis to amend the proposal to recommend to the Borough Assembly that lot 3 of Skylark II Subdivision and GL 21 Section 33, T58S, R79E will be rezoned to Single-Family Mobile Home along with the findings and as presented. Seconded by Commissioner Meeks

Discussion

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks

Voting Nay: Commissioner O'Neil

- D. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Motion made by Commissioner Davis, Seconded by Commissioner Meeks

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks, Commissioner O'Neil

9. Non-Agenda Items

- A. Commissioner Comments

Commissioner O'Neil said she voted the way she did because she heard from people that wanted more clarity and more understanding.

Commission Chair Fry said he appreciates all who came and commented.

B. Staff Comments

Community Development Director Liz Cabrera thanked everyone for their patience.

C. The next Meeting is November 14, 2023, at 12:00pm.

10. Adjournment

The meeting adjourned at 1:16pm.

Motion made by Commissioner Davis, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks