



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 08, 2025

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
Commissioner Jim Floyd
Commissioner John Jensen

ABSENT

Commissioner Marietta Davis
Commissioner Phillip Meeks
Commissioner Donald Sperl

3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

4. Approval of Minutes

A. June 10, 2025, Meeting Minutes

The June 10, 2025, meeting minutes were unanimously approved.

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

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

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application from Dave Ohmer to purchase borough owned properties at 805 and 807 HAUGEN DR (PID's: 01-006-321, 01-006-320).

Dave Ohmer spoke regarding his plans for the lots he would like to purchase. He would like to build rental housing on the properties and help the city with housing crisis. Dave said he advertised his newly built rental on Second Street and within 4 hours he received 19 calls. Two months ago, he had two other places available, in 6 hours he had 27 calls and in two days, 15 completed applications.

Commissioner Jensen asked Mr. Ohmer if he plans to build single-family or duplex. Mr. Ohmer responded by saying the only way to make them cost effective is duplex.

Mary Clemens spoke representing herself she owns a home on Fram Street, two streets over from the proposal. She wanted to express her feelings toward Otis and Diane Marsh; these lots backup to their place, the Marsh's are one the most effected by the hospital construction.

Gary Aulbach spoke representing himself. Mr. Aulbach asked Mr. Ohmer where the utilities are for those lots. Mr. Ohmer responded that water is available through the main, and sewer is believed to be close by. The driveway would be off Haugen, Mr. Ohmer said.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd spoke about the reason for approving these lots.

Commission Chair Fry spoke regarding the lack of rentals and how it has impacted hiring at the schools.

Commission Vice-Chair O'Neil agreed there is a need for more housing.

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

- B. Consideration of an application from Lisa and Bryan Haas for a variance from the front-yard setback requirement to allow for construction of a pole-barn within 5' of the property line at 782 MITKOF HIGHWAY (PID:01-174-152).

Lisa and Bryan Haas spoke regarding their variance request to build a boat shed and made themselves available for any questions.

Commissioner Floyd asked how far the property line was off the road. Ms. Haas shared a plat image from her phone and mentioned the skinny lot in the front is going to be combined.

Discussion.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd mentioned he appreciated the Haas's showing the plat image. Commissioner Jensen agreed.

Commission Vice-Chair O'Neil said she has no problem with it because it is tucked way off from the road, it is a huge right of way.

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

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

Director Liz Cabrera mentioned we do have agenda items for August. Secondly, there were additional scam emails sent to the applicants from the last meeting. Director Cabrera wanted to remind everyone that we do not request money to be wired to the Borough or request additional money after an application fee has been paid.

C. Next Meeting is August 12, 2025, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:20PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

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