



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, March 12, 2024

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:01 PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commissioner Heather O'Neil
Commission Secretary Sally Dwyer
Commission Vice-Chair John Jensen
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commissioner Jim Floyd

Commission Chair Chris Fry announced in the interest of public transparency that Commissioner Heather O'Neil had a question.

Commissioner O'Neil spoke saying she had an ex parte conversation with Commission Chair Fry about the Kegans subdivision and the two public hearing items that are being withdrawn from the agenda. Alaska Mental Health Trust is now withdrawing their application to replat for the dedication of the highway, but the commission already approved the subdivision.

Liz Cabrara spoke saying AMHT did withdraw their application after the Title Chief reviewed the subdivision. Title Chief said a replat was not necessary because DOT already had ownership of the highway. A replat would have been redundant. Liz is trying to get a copy of Title Chiefs' determination. Documentation is necessary.

Additional discussions on this topic by Commission and Liz.

3. Acceptance of Agenda

The agenda was amended to remove Public Hearing items 7A and 7B.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

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

4. Approval of Minutes

A. February 14, 2024, meeting minutes.

The February 14, 2024, meeting were unanimously approved.

Motion made by Commission Vice-Chair Jensen, Seconded by Commissioner Davis.

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

5. Public Comments

None

6. Consent Calendar

A. Initiation of a rezone from Rural Residential to Single-family Residential at 1016 and 1020 Sandy Beach Rd. (PID: 01-014-010, 01-014-700).The borough has received an application to purchase 1020 Sandy Beach Rd on the condition the property is rezoned to Single-family. It seems to make sense to also consider rezoning a nearby parcel, 1016 Sandy Beach Rd, to single-family at the same time.

B. Acceptance and scheduling of an application from Marissa Collison for a conditional use permit for a home occupation at 104 Lewis Lane (PID: 01-003-272).

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Commissioner Dwyer made a correction to consent calendar item B., it should read home based business instead of home occupation.

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

7. Public Hearing Items

A. Consideration of an application from the Alaska Mental Health Trust Land Office for a replat of the Melisa Kegans Beach Subdivision to dedicate Lot 24C as public right-of-way at 807/808 Mitkof Hwy.

Withdrawn by Applicant

B. Consideration of an application from the Alaska Mental Health Trust Land Office for a replat of the Chelsea Kegans Beach Subdivision to dedicate Lot 25C as public right-of-way at 809/812 Mitkof Hwy.

Withdrawn by Applicant

- C. Consideration 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).

Motion made by Commission Vice-Chair Jensen, Seconded by Commissioner O'Neil. Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

- D. Consideration of an application from the Petersburg Children's Center to rezone Lots 3,4,5, and 6 from single-family residential to public use at the corner of N 5th and Dolphin Streets (PID: 01-006-125, -127, -149, -155).

Motion made by Commission Vice-Chair Jensen, Seconded by Commissioner Davis. Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

- E. Consideration 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).

Tom Kowalske spoke on his own behalf with concern that the net shed would be built to close to Cornelius Road.

Discussion between Commissioners, Tom Kowalske and Community Development Director Liz Cabrera.

Motion made by Commission Vice-Chair Jensen, Seconded by Commissioner Davis.

Commissioner Meeks asked for clarification about a net shed vs boat shed.

Liz Cabrera clarified the code is net house. A boat shed or boat house is only for tidelands, while a net house is uplands and considered fishing gear. The code definition is in the staff report.

Discussion.

Commissioner Dwyer asked if the eight bays in the drawing would be open or have garage doors.

Michael Etcher, Josh Etcher's father spoke to answer Commissioner Dwyer's question. The bays of the net shed will be open, no walls, there will be a roof to keep the weather and snow off boats and small equipment.

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

- F. Consideration of an application from Josh Etcher for a variance from the yard setback requirement to allow for construction of a 105' x 30' net house 10' from the rear yard property line at 112 Cornelius RD (PID: 01-031-610).

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Commissioner Jensen asked if the drawing submitted with the variance application was for a bigger building.

Commission Chair Fry stated it is a bigger building by 20 feet but still meets building codes if it's used for storage only. No work would be allowed on this residential property.

Michael Etcher, Josh Etcher's father spoke to say they didn't plan on working on anything at the net shed, they have a shop on a neighboring property where they do work, and business as needed.

Commissioner O'Neil said she would like to see the code met and is not so fond of the variance.

Discussion

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

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

None

- C. Next Meeting is April 9, 2024, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:43PM.

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

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