



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, June 11, 2024

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:03 PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commissioner Heather O'Neil
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Secretary Sally Dwyer
Commission Vice-Chair John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Davis, Seconded by Commissioner O'Neil.
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks

4. Approval of Minutes

A. April 9, 2024, meeting minutes.

The meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks

5. Public Comments.

Commissioner O'Neil spoke regarding public access easement around 8-mile Mitkof Hwy, Wrangel Narrows. Heather provided copies of recorded plats showing a 50' public access easement in this area. She expressed her concerns about AK Mental Health Trust Land Office withdrawing their request to subdivide, replat and dedicate the highway and the action the Commission has taken regarding the Kegans.

Director Cabrara spoke to say the action the Commission took was very specific to the 2 Kegan subdivision. According to ADNR, the public access easements never existed in front of the Kegans property. When looking at a survey, you only consider the area within the bold outline so if there is an easement that extends down, and if it's not in bold then you don't consider that a legal survey that you would base a decision on. Mental Health Trust and DNR are the ones that decide if these types of easements exist or not. The Planning Commission hasn't taken any action that has taken away or added easements in that area.

Discussion.

6. Consent Calendar

- A. Acceptance and scheduling of an application from Michelle Brock for a conditional use permit for a home occupation at 310 Sandy Beach Rd. (PID: 01-003-526).
- B. Acceptance and scheduling of an application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S Nordic Dr (PID: 01-007-540, 541, 542, 549, 550, 551, 552, 553, 554, 555, 556, 557).
- C. Acceptance and scheduling of an application from St Catherine of Siena Catholic Church for a conditional use permit for a church in a single-family residential zone at 306 N 3RD ST (PID: 01-006-100).
- D. Acceptance and scheduling of an application from St Catherine of Siena Catholic Church for a conditional use permit for use of a parking lot within 500' for required parking at 306 N 3RD ST (PID: 01-006-100).

Accepted as Public Hearing Items for the July 9, 2024, meeting

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks

7. Public Hearing Items

- A. Consideration of an application from Island Refrigeration to purchase borough-owned property at 107A Dock St. (PID: 01-008-242)

Brock Snider spoke on behalf of himself and Island Refrigeration to give more detail on how he would use the property. The purpose of the property would be a warehouse for storage.

Glo Wollen, Harbor Master suggested selling the property.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

Liz Cabrera asked if commissioners would be present for the next meeting, the commissioners said yes. Liz also spoke to an agent from DOT and that's as far as she's gotten with dedication of the highway. The DOT said they hold a right-of-way permit for that location and that gives them the authority to manage the highway. Any future utility permits would go through DOT. DOT would prefer if the confusion of land ownership, easements, and rights-of-way were clarified rather than having to revisit the issue every few years.

C. Next Meeting is July 9, 2024, at 12:00pm.

9. Adjournment

The meeting was adjourned at 12:30PM.

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.
Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks