



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, May 13, 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 Marietta Davis
Commissioner Phillip Meeks
Commissioner Donald Sperl

ABSENT

Commissioner John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

4. Approval of Minutes

A. April 8, 2025, Meeting Minutes.

The April 8, 2025, meeting minutes were unanimously approved.

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

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

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application to rezone borough-owned property from Rural Residential to Single-family Residential at 1016 SANDY BEACH RD (PID: 01-014-010).

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

Commissioner Floyd asked for clarification on who initiated the rezone and the reasoning behind it.

Director Cabrera spoke to say it was a motion of the Borough Assembly to initiate the rezone. It's one of the few lots in the area that are rural residential, and 1020 Sandy Beach was just rezoned to single family. Its surrounded mostly by single family. If the Borough wanted to sell it in the future, it makes sense to rezone it now.

Commission Chair Fry asked if the property was made rural residential before sewer service was out there.

Director Cabrera spoke to say it was rural residential from the 1980 comp plan right before they rezoned everything. The idea was to have a few much larger lots in the area. At that time, they envisioned rural residential to be these kind of estate tracts and it didn't include things like mobile home parks and mobile homes and a whole slew of things that are now eligible under rural residential. It was a different idea of rural residential than we have now. The main reason we have rural residential now is because they don't have the municipal services.

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

8. Non-Agenda Items

- A. Commissioner Comments

Commissioner Floyd spoke about the comments made by the Borough Assembly regarding how the Planning Commission handled agenda items for Mr. Johnson and Mr. Mazzella. Commission Floyd said the Planning Commission agenda items were in order of when the application was received. Mr. Mazzella was present and could testify, and Mr. Johnson was not present. The Assembly incorrectly stated that the Planning Commission refused to take up Johnson's application then said yes to Mazzella, that was incorrect.

Commission Vice-Chair O'Neil added that she wishes the Assembly would have bumped the agenda item back to the Planning Commission. If they thought the Commission handled it wrong, it could have been bumped back, and all parties could have been present. In the audience the night of the Assembly meeting homeowners off of Lake Street who wanted to buy property were present, Mazzella was not present only because he

works for the Borough and was out of town for classes. He would have been present and would have spoken but he was unable to.

B. Staff Comments

Director Cabrera mentioned there are agenda items for the June meeting.

C. Next Meeting is June 10, 2025, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:09PM

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

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