

PLANNING COMMISSION REPORT

Action #	2026-0403
Meeting Date:	4/14/2026
Applicant(s):	Robert Funk
Property Owner(s):	Petersburg Borough
Agent/Representative:	
Property Address:	502 LUMBER STREET
Legal Description:	Lot 6, Blk 245, 1252A
Parcel ID	01-011-324
Acreage/Lot Size	5,000 sf
Current Zoning	Mobile Home Park
Comp Plan Designation:	n/a
Request Type:	Purchase of borough-owned land

EXECUTIVE SUMMARY

Applicant Request: Purchase borough-owned property

Recommendation: Recommend Approval

Key Issues:
 Topography will make development challenging.
 Utilities are located on Lumber St.

PROJECT DESCRIPTION

Proposal Details

Intended Use: Backyard
 Building/Development: Possible residential development
 Site Improvements:
 Operations Plan:
 Timeline:

SITE CHARACTERISTICS

Size: 5,000 sq ft
 Topography: Sloping
 Existing Structures: none
 Legal Access: Lumber St
 Utilities: Adjacent
 Flood Zone: n/a
 Constraints:

ZONING AND LAND USE ANALYSIS

Current Zoning	
Zone	Mobile Home Park
Intent	MHP provides a residential neighborhood for single-family mobile homeowners on rented spaces.
Principal Uses	Uses outlined in Section 19.40.20 for MHP include, but are not limited to, one-family dwelling and mobile homes.
Conditional Uses	Conditional uses outlined in Section 19.40.040 for MHP include, but are not limited to, home occupation, church.
Surrounding Zoning	Actual Land Use

North	Mobile Home Park	Residential
South	Mobile Home Park	Residential
East	Mobile Home Park	Residential
West	Single-family Residential	Residential

LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	5000	No	Nonconforming
Min. Road Frontage	80'	50'	No	Nonconforming

STANDARDS ANALYSIS (PMC 16.12.050-16.12.080)

Disposal of borough property shall not be approved unless the property involved has been zoned by the borough.

Property is zoned, single-family residential.

Planning commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed. The planning commission may also require an applicant to furnish development plans.

Applicant has no immediate plans for development.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	No public need for the property.
Power & Light:	No public need for the property.
Fire/EMS:	No public need for the property.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 16.12.080. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

- Finding 1: Subject property is owned by the borough and not needed for public purpose.
- Finding 2: Subject property is zoned as required by code.
- Finding 3: Legal access is Lumber St.
- Finding 4: Adjacent lot owned by applicant.
- Finding 5: Utilities located on Lumber St.

ATTACHMENTS

- A. Maps
- B. Applicant Materials
- C. Public Comments
- D. Public Notice
- E. Draft Meeting Minutes



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Monday, April 20, 2026

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00 PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline
Commissioner Thomas Kowalske

Commission Chair Chris Fry stated that Commissioner Marrietta Davis resigned from the Commission

3. Acceptance of Agenda

The agenda was amended to remove Public Hearing item 7D.

Motion made by Commissioner Adams, Seconded by Commission Secretary Fine-Walsh.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

4. Approval of Minutes

A. March 10, 2026, Meeting Minutes

Commission Secretary Fine-Walsh proposed an amendment to the minutes under Public Hearing Item 7D. Where it reads, Commission Secretary Fine-Walsh spoke with concerns that if the Commission denied the variance, then it would be appealed to the Borough Assembly, it should instead read, Commission Secretary Fine-Walsh spoke with concerns that if the Commission approved the variance, it would be appealed to the Borough Assembly and overturned, which would disappoint the applicant.

Motion to approve as amended made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission

Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of an application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 5 feet of the side and 5 feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)

Aaron Hankins, Emergency Services Director spoke, he inspected the property and confirmed that there is access in and out of the building on all four sides. He stated publicly that the variance application does not limit emergency access and actually makes it easier.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Commissioner O'Neil spoke to say the physical circumstance for granting a variance is the placement of the home on the lot.

Commissioner Adams added wide open spaces and the satisfying distance between them and the neighbors. This is more exceptional with this property than many others around town.

Commissioner Fine-Walsh referenced the sketch of the home on page 15 of the packet; the location they've chosen to build the proposed deck is best for sunlight. That along with the placement of the home on the lot, this is the best location for a deck.

Stacey Fredricksen, owner of 701 Rambler Street, spoke regarding the reasons for building the deck.

Commissioner Kowalske spoke to say, this plan does not include a roof over the deck, however in the future, if they were to consider a roof, it could extend beyond the deck.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- B. Consideration of an application from Sandy Beach Holdings LLC for a preliminary plat at 410 SANDY BEACH RD (PID: 01-003-275). *Note: Due to a procedural deficiency at the previous meeting, this item will be reconsidered*

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- C. Consideration of an application from Sandy Beach Holdings LLC for final plat approval at 410 SANDY BEACH RD (PID: 01-003-275).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- ~~D. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 HAUGEN DR (PID: 01-012-010)~~

- E. Consideration of an application from the Petersburg Borough for a replat of a portion of N 7th ST and 200 AASLAUG ST (PID: 01-002-339).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Commissioner Fine-Walsh spoke to say this is a good idea, Commissioner Adams and Commission Chair Fry agreed.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- F. Recommendation to the Borough Assembly regarding an application from Robert Funk to purchase borough owned property at 502 LUMBER STREET (PID: 01-011-324).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Commission Chair Fry said he is in favor of this, Commissioner O'Neil agreed.

Robert Funk spoke as the applicant; his concern is the snow dump on the property and questioned whether the Borough would continue to dump snow there. Commission Chair Fry replied that the Borough would not use private property as a snow dump.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

8. Non-Agenda Items

A. Commissioner Comments

- Wireless Communication Facilities Overlay

Commissioner Adams presented photos of potential alternative tower location properties.

The Commission discussed tower locations, wireless facility overlay zoning, and the most effective approach to initiating the overlay process.

The Commission discussed data centers and the initiation of an ordinance development process related to such facilities.

B. Staff Comments

Director Cabrera mentioned there will be agenda items for the May meeting.

C. Next Meeting is May 12, 2026

9. Adjournment

The meeting adjourned at 12:56 PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske