



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, April 08, 2025

12:00 PM

Assembly Chambers

1. Call to Order

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

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commissioner Jim Floyd
Commissioner John Jensen
Commissioner Donald Sperl

ABSENT

Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commissioner Phillip Meeks

3. Acceptance of Agenda

Director Liz Cabrera made an amendment to the agenda to postpone public hearing items A. and D. Public hearing item A. the applicant has requested to postpone until next month. Public hearing item D. had a clerical error on the mail merge, it will be redone and be on the agenda next month.

Motion made by Commissioner Floyd as amended, Seconded by Commissioner Sperl.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Sperl

4. Approval of Minutes

A. March 11, 2025, meeting minutes.

The March 11, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Sperl

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of a request from the Central Council of the Tlingit Haida Tribes of Alaska to initiate an amendment to Chapter 19.16.040 allowing communications, radio, or television transmitters or towers in Rural Residential Districts by Conditional Use.

Postponed

- B. Recommendation to the Borough Assembly regarding an application from Nordic Real Estate LLC to lease borough-owned property at 1107 S NORDIC DR (PID: 01-010-737).

Sarah Holmgrain with Nordic Real Estate LLC spoke, she and her husband Randy both own the LLC. They purchased the Narrows apartments in January of this year. Sarah explained how the building needs foundation work and the lot line is close to the property. For the contractor to be able to get back there sufficiently as well as future maintenance, they are asking to lease borough property to build in a driveway. Pictures were shown of the area, the property markers as well as a danger tree that is leaning towards the Narrows apartment building.

Mike Schwartz spoke on his own behalf; he owns the property with the tiny house that is towards the back of the proposed leased lot. He has concerns that the whole 30-foot width is not needed for access. Taking 30 feet which is M Street, normal protocol for vacating a street is giving the property owner on either side an option to purchase half of the street. The Roundtree's have their walkway and structure on the south side. It would all need to be removed if she took the whole 30 feet. There is a drop-off at the back, it's about 9 feet straight down, taking 30 feet would be about 5 feet from the back of the house. A fence would be needed for safety.

Sarah Holmgrain with Nordic Real Estate LLC spoke to clarify that it is not a roadway it's a platted piece of land. She has already spoken to the Roundtree's regarding how far over the road would go and has no problem with them using the walkway while the property is leased but when it is time for the walkway to be replaced, she would ask that they rebuilt it on their own property.

Dean Roundtree spoke on behalf of himself, he owns the home just south of the property in question. The sidewalk and shed has been on the property since the 60's. and if it comes available to buy part of that property in the future he would be interested.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd commented that he appreciates the efforts they are doing to improve the Narrows.

Commissioner Jensen concurred with Commissioner Floyd it's going to be a nice improvement.

Commission Chair Fry spoke regarding the danger tree on the property, and it will be good to have that taken care of.

Commissioner Sperl feels there is a good way to compromise with neighbors, he didn't hear anything that couldn't get worked through.

Director Cabrera commented regarding the proposed leased parcel, it is not a ROW, the ROW was vacated many years ago. This parcel is a remanent piece of that vacation.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen, Commissioner Sperl

- C. Consideration of an application from Island Refrigeration for a minor subdivision at 110 and 107A DOCK ST (PID: 01-008-242 and 01-010-035).

Administrative assistant Anna Caulum made an amendment to the staff report on page 38 under section I. Applicant Request: The applicant is requesting a minor subdivision to subdivide two parcels into four.

Director Cabrera explained the subdivision, the extension of the access easement so that each of the four lots will have access.

Motion made by Commissioner Floyd as amended, Seconded by Commissioner Jensen.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen, Commissioner Sperl

- D. Recommendation to the Borough Assembly regarding an application to rezone borough-owned property from Rural Residential to Single-family Residential at 1020 SANDY BEACH RD (PID: 01-014-010).

Postponed

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Cabrera mentioned there are agenda items for next month.

- C. Next Meeting is May 13, 2025, at 12:00pm

9. Adjournment

The meeting adjourned at 12:30PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Sperl.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Jensen,
Commissioner Sperl