



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, October 08, 2024

12:00 PM

Assembly Chambers

1. Call to Order

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

2. Roll Call

PRESENT

Commission Chair Chris Fry, Commissioner Heather O'Neil, Commissioner Jim Floyd,
Commission Vice-Chair John Jensen, Commissioner Phillip Meeks

ABSENT

Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

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

4. Approval of Minutes

A. September 10, 2024, Meeting Minutes.

The September 10, 2024, meeting minutes were unanimously approved.

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

5. Election of Officers

Commissioner Jim Floyd nominated Chris Fry to keep his seat as Commission Chair, all in favor.

Voting Yea: Commissioner O'Neil, Commissioner Floyd, Commission Vice-Chair Jensen,
Commissioner Meeks

Commissioner Jim Floyd nominated Heather O'Neil as Vice Chair, Commission Chair Fry Seconded.

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

Commissioner Heather O'Neil nominated Jim Floyd as Secretary, Seconded by John Jensen.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Jensen, Commissioner Meeks

6. Public Comments.

None

7. Consent Calendar

- A. Acceptance and scheduling of an application from Madelaine Valentine for a conditional use permit to allow a private school in a single-family residential district at 607 EXCEL ST (PID: 01-006-142).
- B. Acceptance and scheduling of an application from John & Miriam Swanson for a special use permit to use a portion of a borough-owned ROW as a driveway at 1400 NORTH NORDIC DR.

Accepted as public hearing items for the November 12, 2024, meeting.

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

8. Public Hearing Items

- A. Consideration of an application from St. Catherine of Siena Catholic Church at 306 N 3RD ST (PID: 01-006-100) for:
 - A variance from the 20' front yard setback requirement to allow construction of a church and hall within 12' of the front property line (N 3rd St) and 7.5' from the front property line (Dolphin St).
 - A variance from the 20' front yard setback requirement to allow construction of a 72-sf covered porch within 5' of the front property line (Dolphin St).
 - A variance from the 35% maximum lot coverage requirement to allow coverage of 40% of the lot.

Motion made by Commissioner Jensen, Seconded by Commissioner Meeks.

Commissioner Jensen saw no issues with this, he is in support of it.

Commission Chair Fry saw no issues with this and is glad to see them moving forward.

Rich Conneen, Architect for St. Catherines Church spoke to thank everyone for their support and help.

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

- B. Review and recommendation of an application from Ron & Anne Loesch to purchase borough property at 1020 SANDY BEACH ROAD (PID: 01-014-700).

Ron Loesch, applicant for the purchase spoke to give information about the project. The property for purchase is their effort to control how the neighborhood is developed in the future. Ron would also like to see the zoning stay rural residential.

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

- C. Consideration of an application from Matt Lichtenstein for a variance from the side yard setback requirement to allow for construction of a deck/walkway 5' from the property line at 405 LUMBER ST (PID: 01-011-217).

Matt Lichtenstein spoke as owner of 405 Lumber St. to say he is available for any questions.

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

- D. Consideration of an application from Hermosa Holdings LLC for a variance from the side yard setback requirement to allow for construction within 5'2" (4'2" with eaves) of a residential property line at 500 WESLEY St (PID: 01-010-745).

Community Development Director Liz Cabrera spoke to say that the staff report shouldn't have said 4'2" with eaves. Liz said that should have been stricken out because it was a copy and paste from last time and should have been updated.

Wes Davis spoke as owner of Hermosa Holdings LLC to say that they are looking at 5'2" from the edge of the building to the residential property line. He was not aware that the previous variance that was approved expired.

Motion made by Commissioner Jensen, Seconded by Commissioner Meeks.

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

9. Non-Agenda Items

- A. Commissioner Comments

A congratulations to John Jensen for being back on the Planning Commission.

Commission Chair Fry said the Commission is one seat shy.

B. Staff Comments

Liz Cabrera said the next meeting is November 12th and asked if there would be a quorum since we are one person short on the board it is great to have folks be here.

C. Next Meeting is November 12, 2024.

10. Adjournment

The meeting adjourned at 12:18PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

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