



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, June 13, 2023

12:00 PM

Assembly Chambers

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### 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 - late arrival 12:10pm

Commissioner Marietta Davis

Commission Secretary Sally Dwyer

Commissioner John Jensen

Commissioner Phillip Meeks

### 3. Acceptance of Agenda

The agenda was approved as presented.

Motion made by Commission Secretary Sally Dwyer, Seconded by Commission Vice-Chair Heather O'Neil.

Voting Yea: Commission Chair Chris Fry, Commissioner John Jensen, Commissioner Marietta Davis, Commissioner Phillip Meeks

### 4. Approval of Minutes

A. Planning Commission Meeting Minutes April 11, 2023

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Jensen.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Davis, Commissioner Meeks

## 5. Public Comments

None

## 6. Consent Calendar

- A. Acceptance and scheduling of an application from Tamara McKeon for a conditional use permit for a temporary trailer for construction at 567 Mitkof Highway (PID: 01-116-200)

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

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

## 7. Public Hearing Items

- A. Consideration of an application from Derek and Stacey Thorsen for a variance from the front-yard setback requirement to allow for construction an addition 10.7' from the property line at 807 Wrangell Avenue (PID: 01-002-250).

Motion made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair Heather O'Neil

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

Amendment made to include allowing for lot coverage of 42.6%. Included in finding fact but not in original motion.

Motion made by Commission Vice-Chair Heather O'Neil, Seconded by Commission John Jensen

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

- B. Consideration of an application from Drew Ware for a minor subdivision at 365-367 Mitkof Highway (PID: 01-084-250, 01-084-260, 01-084-279).

Motion made by Commissioner Jensen, Seconded by Commission Secretary Dwyer.

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

- C. Recommendation to the Borough Assembly regarding an application from the Petersburg Medical Center to rezone 43 vacant lots within the Airport Addition Subdivision to Public Use.

Mary Clemens spoke on her own behalf speaking in favor of a new hospital but requested that there be open communication during the construction process and afterwards.

Diane Marsh spoke on her own behalf speaking against the location of the new hospital.

Harold Medalan spoke on his own behalf speaking against the location of the new hospital.

Heather Conn spoke on her own behalf speaking in favor of a new hospital.

Jarod Cook on behalf of the Hospital Board speaking in favor of the proposed location for the new hospital.

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Davis

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

Abstaining: Commission Secretary Dwyer

Commission Vice-Chair O'Neil spoke her concerns that the rezoning would take away residential and single family lots.

Commission Secretary Dwyer would like to hear more public comment.

Commission Chair Fry would be willing to hear this again once more is put out to the public.

Recommendation is no to the Borough Assembly regarding an application from the Petersburg Medical Center to rezone 43 vacant lots within the Airport Addition Subdivision to Public Use because lack of education among the public, did not receive enough input on pros and cons and loss of single family and residential lots.

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

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

- D. Consideration of an application from the Petersburg Medical Center to approve a preliminary plat of a major subdivision located within the Airport Addition Subdivision and to vacate portions of the Fram St, Gjoa St, and N. 12th Street rights-of-way.

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

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

## 8. Non-Agenda Items

- A. Commissioner Comments

Commissioner Jensen stated "he is in no way voting against a new hospital and supported approving the correct place to put the hospital and not lose a bunch of residential areas."

Commissioner Dwyer is in favor of a new hospital but needs to be educated more.

Commissioner O'Neil suggests listening or attending public Hospital Board Meetings.

- B. Staff Comments

None

- C. Next Meeting is scheduled for July 11, 2023 at noon

## 9. Adjournment

The meeting adjourned at 1:25pm.

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

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