



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, June 09, 2026

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 Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline
Commissioner Thomas Kowalske
Commissioner Jim Floyd

ABSENT

Commission Vice-Chair Heather O'Neil

Commission Chair Chris Fry excused Commission Vice-Chair O'Neil from this meeting.

3. Acceptance of Agenda

The agenda was accepted as presented.

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

4. Approval of Minutes

A. May 12, 2026, Meeting Minutes

The May 12, 2026, Meeting Minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

5. Public Comments

Judy Ohmer spoke representing herself, she thanked the Commission for the work they have done regarding the overlay and ordinances.

6. Consent Calendar

None

7. Public Hearing Items

~~A. Consideration of an application from Rock N Road for:~~

~~1. Approval of a platting variance from the lot frontage requirement to create a flag lot at 1104 Odin St (PID: 01-010-752).~~

~~2. Approval of a preliminary plat for a major subdivision at Lot 15B, Fort Magill Subdivision, recorded as Plat 2004-14; Gov't Lot 14, Gov't Lot 20, Gov't Lot 21 within Section 33, T58 South, R79 East; and Lots 1, 2, 3, 5, and 6, Block A and Lot 5A, Block 221, within Skylark II Addition Subdivision, according to Plat 90-14. **POSTPONED**~~

B. Consideration of an application from Suzanne Webb for a conditional use permit for a home occupation at 500 UNIMAK ST (PID: 01-010-193).

Motion made by Commission Floyd, Seconded by Commission Secretary Fine-Walsh.

Commissioner Adams mentioned the application seems straightforward.

Commission Secretary Fine-Walsh asked whether the conditions of approval were limited to a massage therapy business only. Director Cabrera responded that they were limited to that type of occupation.

Commissioner Floyd addressed off-street parking and noted that the driveway has space for three vehicles.

Suzanne Webb, the applicant, stated that she would direct her clients to park in the driveway rather than on the street.

Commissioner Kowalske stated that, with only one or two clients a day, he will be in full support of the application.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

C. Recommendation to the Borough Assembly regarding an application from Skylark Park LLC to purchase borough property described as Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100).

Erica Worhatch spoke representing herself, she asked why the property was not going up for public bid.

Commissioner Chair-Fry confirmed with Director Cabrera that the Commission is recommending the sale to the Borough Assembly, and that the Assembly has the

authority to decide how to proceed with the sale. Director Cabrera confirmed that the method of sale is at the Assembly's discretion.

Commissioner Adams mentioned the nonrefundable five-hundred-dollar fee just for asking to purchase Borough property. This opportunity is open to anyone interested. Director Cabrera confirmed this.

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

Discussion

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- D. Initiation of a rezone of Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100) from Open Space-Recreation to Single-family Mobile Home.

Motion to initiate a rezone made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- E. Recommendation to the Borough Assembly regarding an application from Brian Newman to purchase borough property at 1205 Lake St (PID: 01-002-458)

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

Commission Secretary Fine-Walsh commented that she likes to see property added to the tax roll as well as property and house development.

Commissioner Chair-Fry mentioned he likes to see property development and would recommend this.

Commissioner Floyd referred to page 35 of the packet, noting the principal uses and the options available if the property is purchased.

Discussion regarding the floating road access.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- F. Recommendation to the Borough Assembly regarding an application from Brian Newman for a special use permit to fill a portion of the undeveloped Lake St right-of-way for access to 1205 Lake St.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

8. Non-Agenda Items

A. Commissioner Comments

The Commission discussed the proposed ordinance creating an overlay zone for wireless communication facilities.

Becky Knight spoke representing herself, she questioned how the Commission would proceed after the Borough Assembly vote for the ordinance 2016-14 to regulate wireless communication facilities and other towers and transmitters failed 3-3.

Director Cabrera stated that it has a new ordinance number, it's a whole new ordinance. If they don't vote to have it come back to Planning Commission, it does not come back to you. It's still with the Assembly.

David Beebe spoke on behalf of himself regarding regulatory standards on cell towers.

B. Staff Comments

Director Cabrera confirmed with the Commission their request to include the overlay on the next agenda for Commissioner Comments.

C. Next Meeting is July 14, 2026

9. Adjournment

The meeting adjourned at 12:53PM.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd