



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, November 14, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commissioner Heather O'Neil
Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Vice-Chair John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

4. Approval of Minutes

The October 10, 2023, meeting minutes were unanimously approved.

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

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

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

Community Development Director Liz Cabrera corrected an error in the staff report page 7, findings b, the total area is approximately 342,000 sq ft or just over 7.8 acres not 3 acres.

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

Commission Secretary Dwyer addressed a letter from the neighborhood where they were asking that we discuss having single family residential or duplex but not apartment buildings.

Commissioner O'Neil asked if there was a guideline for what small apartment building means to PIA.

Cris Morrison, Tribal Council President for Petersburg Indian Association spoke to say the council has not approved the structures or concept at this point. The council has approved seeking to acquire the property with the purpose of putting in residential rental units. This is a long-term development plan. Cris would like to see a 6-to-8-unit single story for elderly or mobility challenged apartment building and to keep a very nice neighborhood feel.

Commissioner Davis thanked Cris for sharing her general vision and can see a real need for this in our community. She understands the neighbors wanting to keep the same single family feel in the neighborhood.

Commissioner O'Neil added that keeping a green space would be really nice.

Commissioner Meeks said that back in the 80's when the baseball field was being built, they were made aware that a fiber optic cable was in the area. He urged PIA to look into it.

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

- B. Consideration of an application from John and Miriam Swanson for a major subdivision and vacation of a portion of the Ramona St. right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

Utility Director Karl Hagerman spoke to say he is here to answer any questions.

Motion made by Commission Chair Fry, Seconded by Commissioner Davis.

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

- C. Consideration of an application from the Petersburg Borough to replat Lots 3, 4, 5, 6, 7, and 8, Block 264, Northeast Subdivision to create a 50-foot right-of-way and four 10,000-sf residential lots (PID: 01-003-473, 001-003-475, 1-003-476, 01-003-477, 01-003-480, 01-003-481).

Utility Director Karl Hagerman said he and Dave Thynes are here to answer any questions. This is associated with the pump station 4 project.

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

Discussion.

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

- D. Initiation of a rezone by the Planning Commission to rezone Lot 4, Skylark II Subdivision and Government Lot 13, Section 33, T58S, R79E to Open Space - Recreation.

Joe Bertagnoli spoke on his own behalf in favor of the rezone.

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

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

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Community Development Director Liz Cabrera will not be at the next meeting but will try to zoom in.

Liz asked if the Skylark development didn't go forward, would the commission still pursue the rezone or if it was contingent on the Skylark development. Commission Chair Fry said to still pursue the rezone.

C. Next Meeting is December 12, 2023, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:20 pm.

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

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