



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 09, 2024

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:05PM.

2. Roll Call

PRESENT

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

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

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

4. Approval of Minutes

A. June 11, 2024, meeting minutes.

The June 11, 2024, meeting minutes were unanimously approved.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

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

Commissioner Meeks

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of an application from Michelle Brock for a conditional use permit for a home occupation at 310 SANDY BEACH RD. (PID: 01-003-526).

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Commissioner Dwyer says this seems straightforward.

Commission Vice-Chair Jensen doesn't see any opposition to this. He's in favor and will be voting to approve it.

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

- B. Consideration of an application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S NORDIC Dr (PID: 01-007-540, 541, 542, 549, 550,551, 552, 553,554, 555,556,557).

Harold Medalen spoke on his own behalf, making himself available for any questions.

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

Commission Chair Fry said this is straightforward and the issues with the last replat were addressed.

Commission Vice-Chair Jensen doesn't see any opposition and will be voting to approve.

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

- C. Consideration of an application from St Catherine of Siena Catholic Church for a conditional use permit for a church in a single-family residential zone at 306 N 3RD ST (PID: 01-006-100).

Marjorie Oines spoke on her own behalf to ask how close the church would be to the sidewalk in the front.

Commission Chair Fry commented that they asked for a variance but then withdrew the application, so he believes the new building would be 20 feet back.

Community Director Liz Cabrara mentioned that the variance request was withdrawn but St Catherines would be resubmitting another application for variance.

Rich Conneen architect spoke to give more information regarding setbacks and the reasons they pulled the variance request. A new variance request will be submitted, and the new church will not be as far as the old church.

Paige Brumbley spoke as owner of the home next door to the church. She asked if there were going to be any changes to the setbacks along her property line.

Rich Conneen replied that there are none. It would be status quo, the same rear yard setback that was previously allowed.

Commissioner Floyd made the point that we are focused on the conditional use permit only right now.

Motion made by Commission Vice-Chair Jensen, Seconded by Commissioner Davis.

Commission Secretary Dwyer asked if the priest's apartment would be connected to the building.

Rich said it would likely be separate, but the design work hasn't been done yet.

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

- D. Consideration of an application from St Catherine of Siena Catholic Church for a conditional use permit for use of a parking lot within 500' for required parking at 306 N 3RD ST (PID: 01-006-100).

Marjorie Oines spoke on her own behalf to asked where the parking lot was for the church.

Commissioner Dwyer said it's between Parks & Rec and the street.

Commissioner Davis said it's the one the school uses, the one that's already there.

Commissioner Floyd said they just approved for additional parking to go in near the Children's Center.

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

Commissioner Dwyer asked if there would be marked signage for parking or left the way it is.

Director Cabrera said it would be left the way it is, no signage. It would be left open to the public as is.

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

- E. APPLICATION WITHDRAWN. Consideration of an application from St. Catherine of Siena Catholic Church for a variance from the 20' front yard setback requirement to allow construction within 10' of the property line and from the 35% maximum lot coverage requirement to allow coverage of 50% of the lot at 306 N 3RD ST (PID: 01-006-100).
- F. Consideration of an application from Pacific Rose LLC to purchase borough-owned property at 107A DOCK ST. (PID: 01-008-242).

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair Jensen.

Commissioner Floyd mentioned that the planning commission already approved this parcel for sale.

Commission Chair Fry stated it was approved for sale to a different party, this would possibly be a competitive sale up to the Borough Assembly.

Commissioner Jensen asked if the planning commission approves this, does it then go to the Assembly to decide on whether it goes to auction or one of the two parties trying to get the parcel.

Director Cabrera said this is a recommendation to the Borough Assembly, even with a no vote, it would still go to the Assembly.

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

- G. APPLICATION WITHDRAWN. Consideration of an application from Greg Einerson for vacation of public utility easement at 16 W Lansing ST. (PID: 01-007-768).

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Liz Cabrera checked in with the commission on whether there would be a quorum for the August 15th meeting. Liz also stated the intent is for St Catherines to have the variance on the August meeting and public notices will be sent in advance. Liz also mentioned she called Trust Land Office and left a message with the deputy director and is waiting to hear back.

C. Next Meeting is **Thursday, August 15, 2024**, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:25 PM.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

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