



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, February 10, 2026

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:01PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline

ABSENT

Commissioner John Jensen
Commissioner Marietta Davis

Commission Chair Fry excused Commissioner Davis from this meeting. Commissioner Chair Fry and Director Liz Cabrera stated that John Jensen resigned from the Planning Commission.

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 Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

4. Approval of Minutes

A. January 13, 2026, Meeting Minutes

The January 13, 2026, meeting minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

B. January 23, 2026, Special Meeting Minutes

The January 23, 2026, special meeting minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of a recommendation to the Borough Assembly to amend Title 19, Zoning to address Wireless Communication Facilities.

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

Commission Secretary Fine-Walsh read a public comment submitted by Nicole McMurren, which included questions regarding the draft ordinance, specifically related to height restrictions, setback requirements, and the language concerning approval tracks and exemptions.

Discussion between the Commissioners and Director Liz Cabrera regarding tower height, co- location, distinctions between existing and new towers, as well as conditional use permits for approval.

Commission Secretary Fine-Walsh noted a typo in the title of the draft where the word "whether" was missing the letter H.

Amendment to motion made by Commission Secretary Fine-Walsh to section 11: Exemptions 2. Public Safety Communications to add the word "sole" for the sole purpose of providing emergency services. Seconded by Commission Vice-Chair O'Neil.

All in favor.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

After discussion, Director Cabrera added language to Section 7: *Technical and Safety Standards*, adding definition applies to new, co- location, and routine maintenance.

Amendment to motion made by Commission Secretary Fine-Walsh adding to Section 3: Permitted Zones 3. Public Use: All standalone towers are permitted via the

Conditional Use Permit (CUP) process. Prohibited Zones moves to 4. Seconded by Commission Vice-Chair O'Neil.

All in favor.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Voting on the original motion as amended.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

- B. Initiation of an amendment to Title 19, Zoning to reduce the off-street parking requirement for residential dwellings from two spaces per unit to one space per unit.

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

Commissioner Chair Fry stated that he believed the amendment to off-street parking was unnecessary. Commissioner Cline agreed.

Commissioner Adams spoke as to why he initiated this amendment.

Commissioner Fine-Walsh spoke; she believes this amendment would be a small way to reduce the barriers for making new housing.

Director Cabrera clarified that the variance process is not used to reduce parking requirements because in code, there is a process laid out for exceptions. Petersburg has two parking districts which have already reduced parking requirements in the densest areas.

Motion fails by roll call vote.

Voting Yea: Commission Secretary Fine-Walsh, Commissioner Adams

Voting Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Cline

8. Non-Agenda Items

- A. Commissioner Comments

Commission Secretary Fine-Walsh reviewed the process for initiating a new service area that is in the Charter, Article 14. Service Areas, Areawide and Non-Areawide Powers.

Discussion between commissioners regarding Article 14.

Commissioner Cline mentioned she spoke with DNR and they were receptive to charitable conveyances for possible tower location.

Director Cabrera mentioned the idea of wireless communication overlay zoning. The commissioners agreed that this should be on the next agenda under commissioner comments.

B. Staff Comments

Director Cabrera mentioned there are agenda items for the March meeting.

C. Next Meeting is March 10, 2026.

9. Adjournment

The meeting adjourned at 1:29PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline