



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, July 08, 2025

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: Tuesday, July 8, 2025, 12:00 PM Alaska

Topic: Tuesday, July 8, 2025, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/89503674652?pwd=jRpj4ZdfahEcEVJnhrok4xCLxik1dN.1>

Passcode: 022478

Webinar ID: 895 0367 4652

Or Telephone:

(253) 215 8782 US (Tacoma) or (720) 707 2699 US (Denver)

1. **Call to Order**
2. **Roll Call**
3. **Acceptance of Agenda**
4. **Approval of Minutes**

A. June 10, 2025, Meeting Minutes

5. **Public Comments**

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

6. **Consent Calendar**

7. **Public Hearing Items**

A. Recommendation to the Borough Assembly regarding an application from Dave Ohmer to purchase borough owned properties at 805 and 807 HAUGEN DR (PID's: 01-006-321, 01-006-320).

B. Consideration of an application from Lisa and Bryan Haas for a variance from the front-yard setback requirement to allow for construction of a pole-barn within 5' of the property line at 782 MITKOF HIGHWAY (PID:01-174-152).

8. **Non-Agenda Items**

A. Commissioner Comments

B. Staff Comments

C. Next Meeting is August 12, 2025, at 12:00PM.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, June 10, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00 pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks
Commissioner Donald Sperl

ABSENT

Commissioner John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

4. Approval of Minutes

A. May 13, 2025, Meeting Minutes.

The May 13, 2025, meeting minutes were unanimously approved.

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

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

5. Public Comments

James Valentine spoke on behalf of himself to bring awareness to a scam email that was sent to his friend regarding fees for a sandwich board. The email looked as if it was sent by the planning commission and asked for funds to be paid through wire transfer. James wanted the Commission to be aware of this and had printed the scam email for the Commissioner's to review.

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application from American Cruise Lines to lease approximately 22,000 sf of borough tidelands for the purpose of constructing a mooring float at the end of Dock St (temp PID: 01-008-099).

Harbor Master Glo Wollen, spoke in support of American Cruise Lines application and made herself available for any questions.

Vice-Chair O'Neil asked Harbor Master Wollen for clarification on page 17 of the packet showing a letter submitted by ACL with lease agreement options.

Harbor Master Wollen spoke to say this is a proposal letter on page 17 and ACL listed some options. The details would be flushed out at some point, moving forward with the application process would not set in stone the details listed in the letter.

Commissioner Meeks asked if the Borough provides septic services to the dock currently. Harbor Master Wollen said currently we have sewer line to the top of the Petro dock, which is Dock Street, but we do not have a pump out. If we do build this together, a marine pump out would be a number one consideration.

Bob Martin spoke as Harbor Board Chair. In the packet the Harbor Board minutes from the April 3rd meeting were referenced. At that meeting, the Board talked more of a public/private agreement and liked the engineering plan known as concept 7 with a 120 ft float. The Board discussed where the money would come from, but not the lease application.

Bob Martin spoke on behalf of himself in support of the American Cruise Lines application.

Eric Dussault spoke on behalf of American Cruise Lines and appreciates the time and support. He mentioned that ACL received the same email that Mr. Valentine referenced. This is an application we are continuing to move through the process. The letter referenced with the question about management and schedule, are all pieces we can work through in an actual lease agreement. We are open and want to work with the community and make sure the needs of the community are heard and met.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Commissioner Floyd spoke to say he was at the town hall meeting where it was pretty unanimous that people in town are for this. He spoke with the XO of the Elderberry

who says he can navigate it no problem. American Cruise Lines and their patrons are very good to our community. There is an economic benefit for our community.

Commissioner Sperl spoke in support for American Cruise Line application and thinks this will be a good thing for the community as long as the Borough stays involved. What people don't want to see is a chain across the top of the ramp and off limits for 7 months of the year.

Commission Chair Fry spoke to say this seems straightforward and it would be up to the Assembly and Harbor Master to negotiate something for off-season use.

Vice-Chair O'Neil agreed and said she would like to see the off-season use and something more equitable to the Borough for maintenance and repair costs.

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

- B. Consideration of an application from Zach Peeler, dba Peeler's Alaskan Experience, to place a remote sidewalk sign at 104 N Nordic Dr. (PID: 01-007-352).

Zach Peeler, owner of Peeler's Alaskan Experience spoke to say he wants his sign out there to promote going up the Stikine River etc. It will be homemade; it will look good and not be in the way.

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

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

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Director Cabrera asked the Commission members to please let her know if they get one of the scam emails. There will be agenda items for the July meeting.

- C. Next Meeting is July 8, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:21pm.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

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

Planning Commission Staff Report & Finding of Fact

Meeting Date: July 8, 2025

APPLICANT/AGENT:

Dave Ohmer

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lot 5 & 6, Block 78, Southeast Addition,
Plat #69-202

LOT AREA:

Lot 5 – 6,600 sf
Lot 6 – 6,000 sf

LOCATION:

805 and 807 Haugen Drive.

SURROUNDING ZONING:

Lot 5:

North: SF

South: SF

East: Public Use

West: SF

Lot 6:

North: SF

South: SF

East: SF

West: SF

ZONING:

Single Family Residential (SF)

PID:

Lot 5 - 01-006-320

Lot 6 - 01-006-321

APPLICATION SUBMISSION DATE:

April 11, 2025

I. APPLICANT REQUEST: The applicant has requested to purchase 2 borough-owned properties for development of rental housing at 805 and 807 Haugen Drive.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDINGS:

1. Subject properties are owned by the Petersburg Borough and are not needed for a public purpose.
2. Subject properties are zoned single-family residential, which is consistent with proposed use.
3. Lot areas are substandard for the SF district, which requires a minimum of 8,000 sf. However, the lots were created in 1969 by subdivision and considered legal nonconforming.
4. Subject properties have legal and practical access from Haugen Drive. Haugen Drive is a State of Alaska right-of-way.
5. Lots have access to municipal power, water, and wastewater utility. However, subject properties may not have water/sewer service stubbed to the property line.
6. There is a 10' wide utility easement along Haugen Drive to protect the existing water main. Applicant will need to ensure the 10" water main is stabilized and its integrity maintained during and after construction of a driveway.
7. The surrounding area is well developed residential area with new WERC building and future hospital planned nearby. WERC/hospital entrance is located on Haugen Drive just to the north of the subject properties.

Planning Commission Staff Report & Finding of Fact

Meeting Date: July 8, 2025

8. The comprehensive Plan recommends this area be maintained as low-density residential, which is consistent with the proposed use.
9. The proposal is consistent with the Comprehensive Plan goal to “encourage higher density housing while ensuring quality of neighborhoods and individual structures” by “increase[ing] the supply of housing within the already developed parts of town.”(p 54).
10. Alaska DOT encroachment permit may be required for driveway/approach from Haugen Drive.
11. Building and electrical permits are required prior to construction of new dwellings.

IV. PUBLIC NOTICE:

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW:

- a. The application is classified as a request to purchase borough property.
- b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION:

Proposed motion: I move to recommend to the Borough Assembly that Lots 5 and 6, Block 78, Southeast Addition Subdivision be approved for sale along with findings of fact and report as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. Subject properties are owned by Petersburg Borough and are not needed for a public purpose.
2. Subject properties are zoned as required by code.
3. The applicant is proposing to develop new rental housing. This proposed use is consistent with the existing single-family residential zoning and with the borough’s comprehensive plan.
4. The applicant shall consult with EMS and Medical Center regarding location of driveway.
5. The Public Works Department shall review and approve the applicant’s plan for a driveway prior to construction to ensure integrity of the existing water main.
6. The applicant is responsible for obtaining all necessary federal, state, and local permits and approvals prior to development.

VII. EXHIBITS:

- A. Applicant materials

Planning Commission Staff Report & Finding of Fact

Meeting Date: July 8, 2025

- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comments



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:

Rec'd. by: KT

Fee: \$ 500⁰⁰

Date Rec'd:

4/7/25

Date: 3/17/25

This is a request for land disposal via:

☐ Lease

☐ Exchange

☒ Purchase

☐ Other

(Describe)

Parcel ID #(s) of Subject Property:

01006321
01006320

Proposed term of lease: _____
(total years)

Legal Description(s) of Property:

Lot 6, Plat 69-202, Southeast Addition
Lot 5, Plat 69-202, Southeast Addition

Current Zoning of Property:

Single Family Residential
Single Family Residential

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

- ☐ State of Federal Agency
☐ Federally Recognized Tribe
☐ Nonprofit Entity
☐ Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name:

Dave Ohmer

Applicant Mailing Address:

P.O. Box [REDACTED]
Petersburg AK 99833

Applicant Contact Info:
(telephone and email)

[REDACTED]
[REDACTED]

1. Size of Area requested (identify the minimum area necessary in square feet): ^{2 lots} ~9900 sq ft
2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color. ✓

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

I would like to build additional rental housing on these lots. Petersburg is currently very short on housing and these lots in the downtown area with close proximity to the schools, businesses, churches and hospital should be part of our housing available housing land area. I would like the opportunity to develop it.

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Otis and Diane Marshall
Sam and Linda Bunge
Petersburg Borough

804 Gjoa St
800 Gjoa St / 801 Hauge Dr
New Hospital Land

5. Are there any existing permits or leases covering any part of the land applied for?

☐ Yes ☒ No

If yes, please check one: ☐ Lease ☐ Permit

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

Borough Building Permit

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: NA

B. Is the corporation qualified to do business in Alaska?: ☐ Yes ☐ No

Name and address of registered agent: NA

8. Why should the Planning Commission recommend Assembly approval of this request?

These properties currently are not helping the community solve our housing shortage. I have a history of developing safe, sound, and affordable housing in Petersburg and would like the opportunity to acquire these lots to provide more local housing.

9. How is this request consistent with the Borough's comprehensive plan?

These lots are in the city center and are zoned SFR. I would build homes that match the zoning specified in the comprehensive plan.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: PMPL HAS NO NEED FOR THIS PROPERTY.

Karl Heg
Signature of Department Commenter

Department Comments: See attached comments from Community & Economic Director Cabrera.

Signature of Department Commenter

Department Comments: See attached comments from Public Works
Director Cotta.

 Signature of Department Commenter

Department Comments: _____

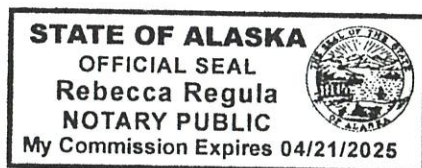
 Signature of Department Commenter

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.



Rebecca Regula
 Applicant/Applicant's Representative Signature

Dave Ohmer
 Printed Name

Subscribed and sworn to by Rebecca Regula, who personally appeared

before me this 11 day of April, 2025.

Rebecca Regula
 Notary Public in and for the State of Alaska.
 My Commission Expires: 4.21.2025

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, March 18, 2025 7:22 AM
To: Debra Thompson; Chris Cotta
Subject: Re: Dave Ohmer Land Purchase Application

Community Development has no public purpose need for these parcels.

Thanks,
Liz

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, March 17, 2025 7:53 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Dave Ohmer Land Purchase Application

Hi Liz & Chris,

Please see attached a land purchase application from Dave Ohmer for Lots 5&6, Plat 69-202, Southeast Addition (PID #01-006-320 & 01-006-321). Please fill out Section 10 of the application (or just email me back) regarding whether these parcels are needed by your departments for a public purpose.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405



Debra Thompson

From: Chris Cotta
Sent: Friday, March 21, 2025 3:10 PM
To: Debra Thompson; Liz Cabrera
Cc: Becky Regula
Subject: RE: Dave Ohmer Land Purchase Application

Public Works does not need these parcels for a public purpose. Thanks,

Chris

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, March 17, 2025 3:54 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Dave Ohmer Land Purchase Application

Hi Liz & Chris,

Please see attached a land purchase application from Dave Ohmer for Lots 5&6, Plat 69-202, Southeast Addition (PID #01-006-320 & 01-006-321). Please fill out Section 10 of the application (or just email me back) regarding whether these parcels are needed by your departments for a public purpose.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405





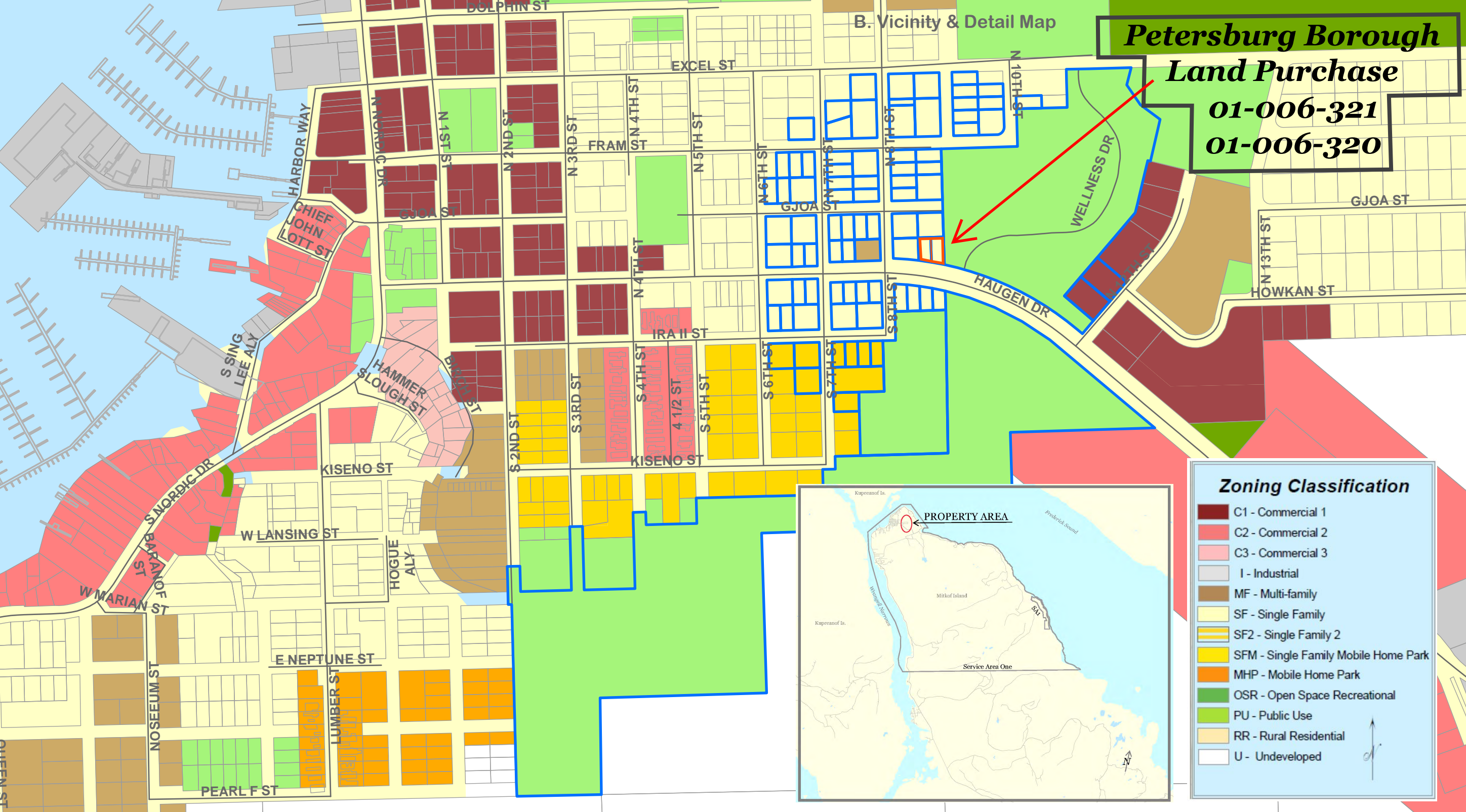
B. Vicinity & Detail Map

Petersburg Borough

Land Purchase

01-006-321

01-006-320



Zoning Classification

	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped



June 23, 2025

JOHNSON CARLEE RAE BAXTER-MCINTOSH RANS
PO BOX 2162
PETERSBURG, AK 99833-2162

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Recommendation to the Borough Assembly regarding an application from Dave Ohmer to purchase borough owned properties at 805 and 807 HAUGEN DR (PID's: 01-006-321, 01-006-320).

The public hearing and consideration of the application will be held:	Tuesday, July 8th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
 Community & Economic Development Department

Name1	Name2
CHRIST FRY	
HEATHER O'NEIL	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
DONALD SPERL	
OHMER DAVE N	
BETHESDA FELLOWSHIP	BETHESDA FELLOWSHIP
CHURCH OF GOD	BETHESDA FELLOWSHIP
BRYNER ETHAN	
BUNGE WILLIAM	BUNGE LINDA
CAPLES PENNIE	CAPLES DUSTIN
CASTRO ERIC	
CLEMENS GEORGE D	CLEMENS MARY A
COLLISON JEREMY N	COLLISON MARISSA A
CURTISS CRAIG CURTISS NANCY A	CURTISS LIVING TRUST
DUNHAM LARRY D	MACDONALD LARINE H
EWING LYNN R	EWING DONNA M
GIESBRECHT STEPHEN D	ROKEY MARY D
HANSON JOHN	HANSON ARLENE
HISAW EDMOND K	HISAW MELANIE G
HUETTL ANN P	
ISLAND PROPERTIES LLC	
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS
KAER JOHN C	KAER VICTORIA G
KVERNVIK KURT G	KVERNVIK JANET L
LARSON ERIK C	
LITTLETON RODNEY	LITTLETON IRENE J
LITTLETON RYAN	
LOCKHART MARCI A	
MALDONADO-LOPEZ ALEJANDRO	WARE VERONICA
MARSH OTIS	MARSH DIANE
MARTIN ROBERT W	MARTIN BECKY J
MEDALEN HAROLD DAVID	MEDALEN CHRISTINE MAY
MIDKIFF NATHAN	
NELSON DONALD	NELSON BETTY
OHMER NICHOLAS E	OHMER RACHEL M
OLSEN GORDON SCOTT	
OLSEN ROBERT G JR	OLSEN NICCOLE M
OVERDORFF ERIC C	OVERDORFF KELLY J
PADGETT ROBERT C	PADGETT JOAN D
PALLISSARD MATTHEW P	
PETERSBURG INDIAN ASSOCIATION	
PILCHER JERRID W	PILCHER REBECCA M
RANDRUP JEFF A	RANDRUP MELVA Y
RANDRUP PATRICIA P	
SCHNEIDER KATHRYN M	
SMALL DALTON E L	
SNIDER BROCK	
SNIDER JEANETTE	STRICKLAND RALPH
STEELE WILLIAM	
STEWART DAVID L	
THOMPSON ELIZABETH	
TURLAND BECKY A	
US COAST GUARD	
WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN
WARE ADAM	WARE WILLIAM JR
WRIGHT CHADWICK C	JOHNSON SARAH A
ZIEMKE ROBERT M	ZIEMKE LINNEA L

From: [Rakkasan68](#)
To: [Anna Caulum](#)
Subject: Dave Ohmer to buy Lots 5 & 6, Bk 78
Date: Tuesday, June 24, 2025 3:45:58 PM
Attachments: [Bunge, 2013-16.pdf](#)

External Email! Use Caution

Hi, Thanks for the opportunity to comment.

As the owners of Lot 9, Block 78, adjacent to Lots 5 & 6, we approve of the sale of Lots 5 & 6, Block 78, for the development of affordable housing. No objection from us.

Linda & Sam Bunge

OWNERS' APPROVAL CERTIFICATE

We certify that the WILLIAM SAMUEL AND LINDA BUNGE LIVING TRUST is the owner of Lots 9 and 10, Block 78, Southeast Addition, within U.S. Survey No. 1252. We, Wm. Samuel Bunge and Linda J. Bunge, are the trustees. For the Trust, we approve this survey and this plat.

Wm. Samuel Bunge TEE 29 Aug. 2013
Wm. Samuel Bunge, Trustee date

Linda J. Bunge TEE 29 Aug. 2013
Linda J. Bunge, Trustee date

NOTARY'S ACKNOWLEDGEMENT

I certify that I am a public notary for the State of

Alaska. I certify that on the 29 day of August 2013 Wm. Samuel Bunge, Trustee, and Linda J. Bunge, Trustee, signed this plat.



LEGEND

Monuments established by this survey

- 2 X 2 in. wood post, original monument of plat 69-202, replaced by aluminum post, 2 1/2 X 30 ins., with 3 in. diameter aluminum cap
- aluminum post, 2 1/2 X 30 ins., with 3 in. diameter aluminum cap
- 2 X 2 in. wood post, original monument of plat 69-202, replaced by aluminum rod, 5/8 in. X 9 ft., with 3 in. diameter aluminum cap
- aluminum rod, 5/8 in. X 9 ft., with 3 in. diameter aluminum cap

Monuments recovered by this survey

- brass cap
- 2 X 2 in. wood post, original monument of plat 69-202, replaced by 5/8 in. steel rebar.

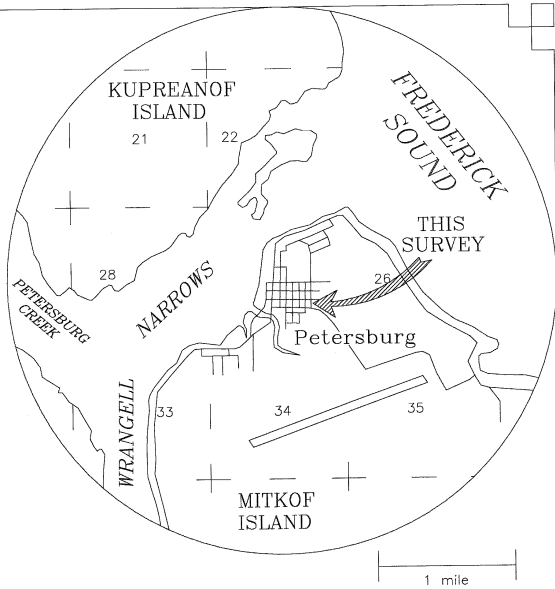
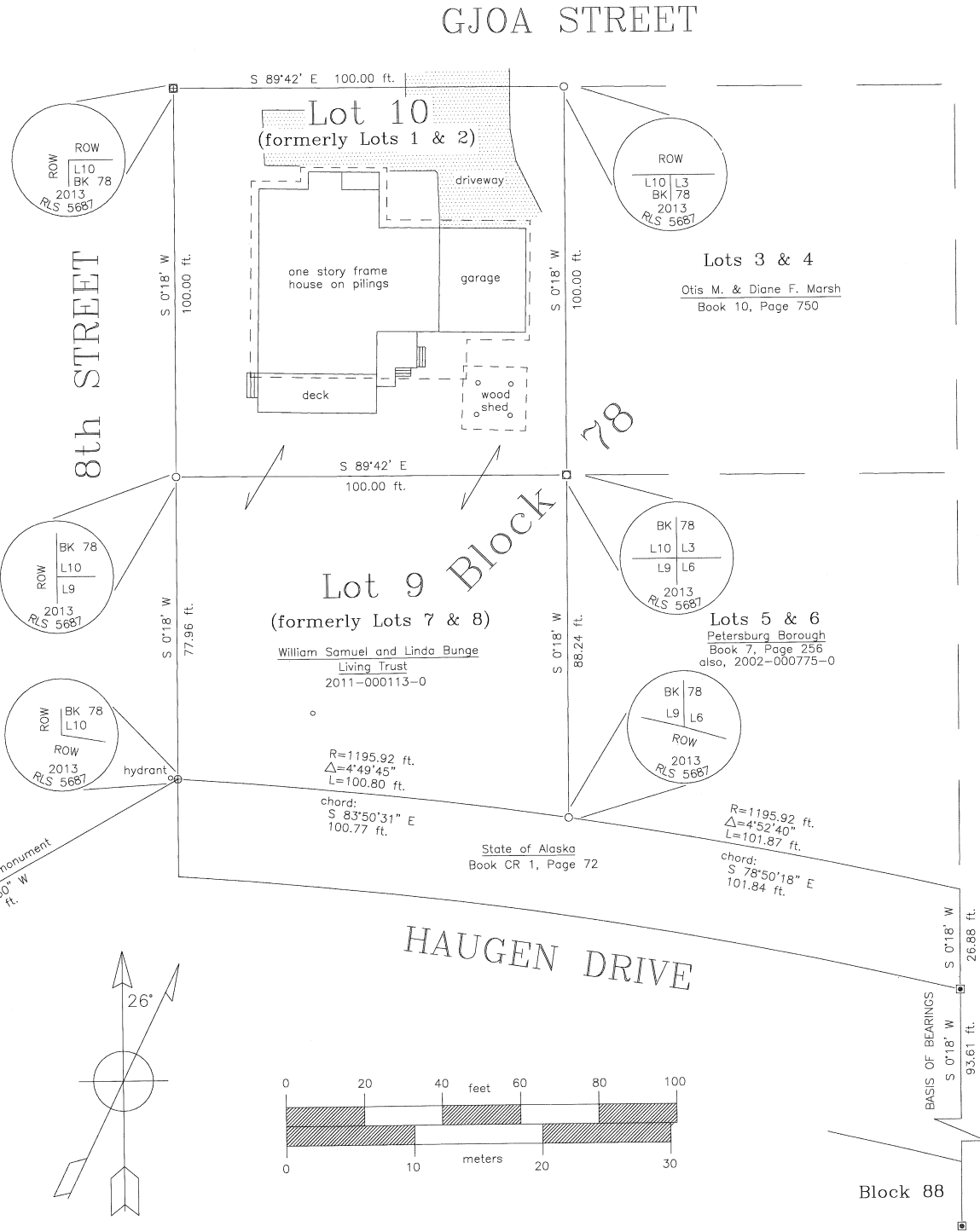
LAND SURVEYOR'S NOTES

- The basis of bearings for this survey is the bearing of record shown on plat No. 69-202, Southeast Addition, between the two monuments, both recovered, on the east sideline of Blocks 78 and 88.
- The documents on which this survey is based are:
Plat 69-202, Southeast Addition, August 1967
Deed to the State of Alaska filed in CR Book 1, Page 72, with right-of-way plat, July 1973
Deed to the WILLIAM SAMUEL AND LINDA BUNGE LIVING TRUST, filed as document No. 2011-000113-0, January 2011
- The location of Lots 9 and 10 was determined by the recovery of four 2 X 2 inch wooden stakes, monuments set by the survey of the Southeast Addition.
- Lot 10 contains 10,000 square feet.
- Lot 9 contains 8,714 square feet.

APPROVAL BY THE PLATTING BOARD, PETERSBURG BOROUGH

I certify that this survey and plat of Lots 9 and 10, Block 78, meets the platting requirements of the Petersburg Borough. This plat is approved for recording in the office of The District Recorder.

Director, Community Development
Petersburg Borough
9/23/13 date



LAND SURVEYOR'S CERTIFICATE

I, Wm. Samuel Bunge, certify that I am a land surveyor registered by the State of Alaska. I performed the survey that located the property lines and the structures shown on this plat. The monuments depicted hereon actually exist on the ground, as shown. The traverse upon which this survey is based closed better than 1 part in 10,000. The dimensions and other details on this plat are correct, to the best of my professional knowledge and belief.



2013-16
Plat #
Petersburg
Rec Dist
Oct. 4 2013
Date
Time 1:33 P.M.

RECORD OF SURVEY
PETERSBURG RECORDING DISTRICT
LOTS 9 and 10, BLOCK 78

SOUTHEAST ADDITION
within U.S. SURVEY No. 1252
PETERSBURG BOROUGH, ALASKA
Wm. Samuel Bunge
RLS 5687
31 July 2013

Planning Commission Staff Report & Finding of Fact

Meeting Date: 7/8/2025

APPLICANT/AGENT:

Bryan Haas

OWNER(S), IF DIFFERENT:

Bryan & Lisa Haas Living Trust

LEGAL DESCRIPTION:

N. portion of G.L. 28

LOT AREA:

6,517 sf

LOCATION:

782 Mitkof Highway

SURROUNDING ZONING:

North: Rural Residential (RR)

South: Rural Residential (RR)

East: Rural Residential (RR)

West: --

ZONING:

Rural Residential (RR)

PID:

01-174-152

EXISTING STRUCTURES:

Piling for a pole-barn

APPLICATION SUBMISSION DATE:

5/28/2025

RECOMMENDATION:

Postpone, request more information

I. APPLICANT REQUEST:

Applicant is requesting a variance from the 25' setback requirement to allow for construction of a pole barn for boat storage approximately 5' from the front property line.

II. APPLICABLE CODES:

19.16 RURAL RESIDENTIAL

19.80 VARIANCE

III. FINDING:

- a. The subject property is zoned RR and requires a 25' front yard setback.
- b. The surrounding area semi-developed along the Mitkof Highway corridor.
- c. The subject property has a partial structure constructed several years ago without a building permit review. Construction was halted by the order of the Building Official.
- d. The RR district allows one-family dwellings as principal use. Allowed accessory uses include garages and boathouses. The principal use must be established before the accessory use may be permitted.
- e. Per 19.80.010, under no circumstances shall a variance be granted to permit a use of land or structure which is not otherwise permitted in the zone involved.
- f. The highway ROW is approximately 150' wide at this location though the actual road is significantly less than that.
- g. As constructed, the partial structure is within 5' of the front property line.
- h. The structure also is built across the property line and encroaches onto G.L. 18., which is owned by the Applicant.
- i. International Residential Code (IRC) does not allow construction of structures across a property line.

IV. PUBLIC NOTICE

Planning Commission Staff Report & Finding of Fact

Meeting Date: 7/8/2025

The borough provided public notice consistent with 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request for a variance from the front yard setback requirement.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	1 acre		Legal non-conforming
Minimum Road Frontage	200'		Legal non-conforming
Front Yard	25'		Variance requested
Rear Yard	N/A		Conforms
Side Yard	20 ft		Conforms
Max. Height	3 stories, not to exceed 35 ft		Conforms
Max Lot Coverage	25%		Conforms
Fire Code Separation			
Principal Use	One-family dwelling	No dwelling on G.L. 28	Non-conforming
Accessory Use	Principal use must be established	No principal use established	Non-conforming

b. Variance Criteria – Per 19.80.020, the commission shall permit these uses if, in addition to meeting the off-street parking regulations, development requirements and all other requirements of this title, the conditions set forth in this chapter are met.

A. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone;

YES X NO _____ REASON: The highway right-of-way is approximately 150' wide along this stretch of the highway.

B. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships;

YES X NO _____ B. REASON: The subject property drops off making it difficult to construct a structure 25' from the property line.

C. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

YES X NO _____ N/A _____ REASON: The proposed location of the structure is approximately 70' from the actual highway. It does not obstruct visibility or site lines along the highway.

VI. ACTION

Planning Commission Staff Report & Finding of Fact

Meeting Date: 7/8/2025

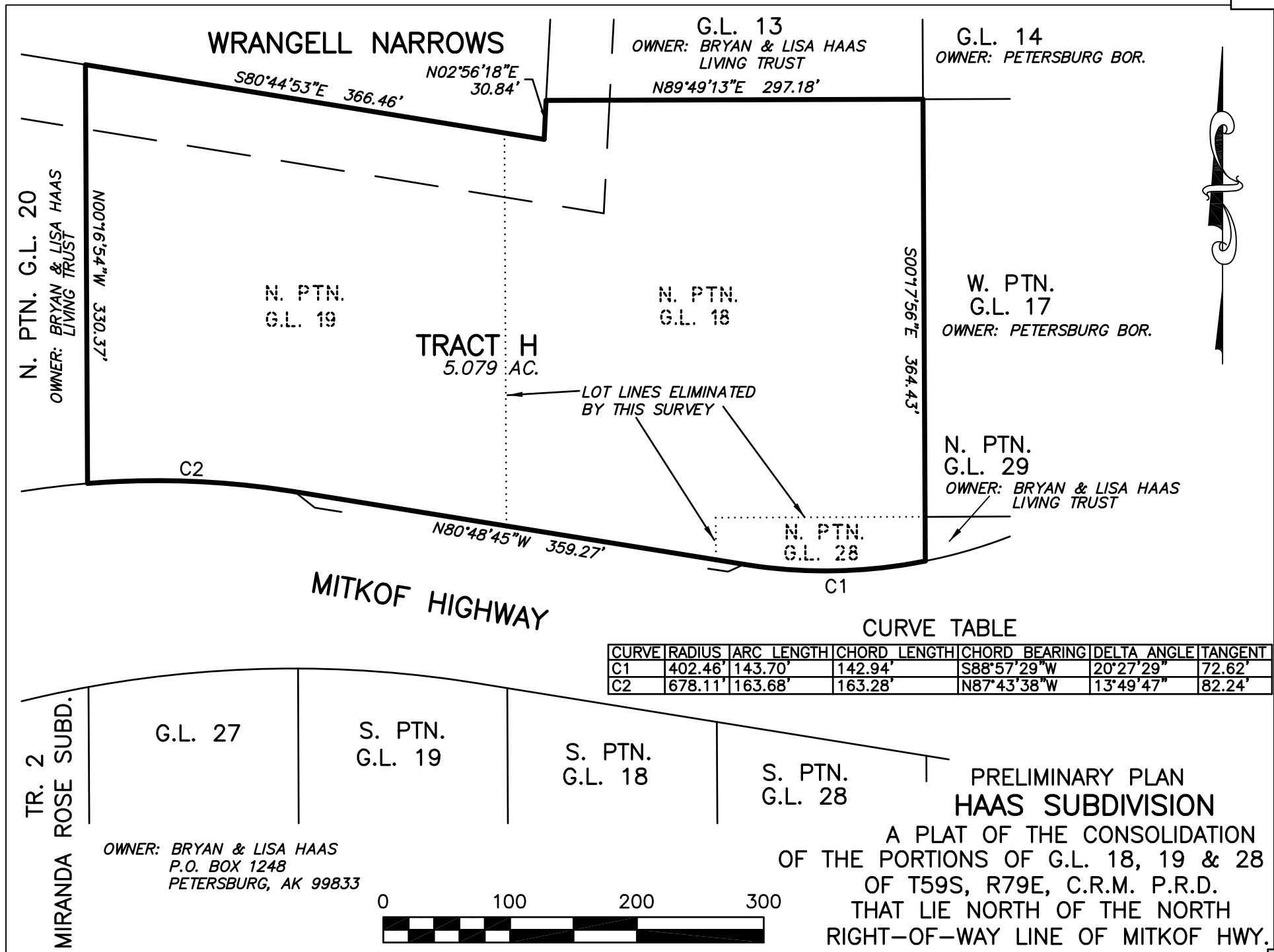
Proposed motion: I move to approve the application for a variance from the front yard setback requirement to allow for construction of a boat shed on Government Lot 28 along with findings of fact and conditions of approval as presented.

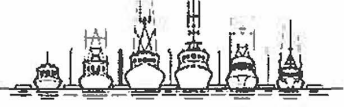
Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

- a. The application meets the criteria outlined in Title 19.80 for a variance.
- b. Granting the variance does not allow a boat shed to be the principal use on GL 28. Applicant must comply with zoning requirements of the RR district by consolidating lots so there is a one-family dwelling, i.e. principal use established, on the property prior to resuming construction.
- c. Granting the variance does not allow violation of IRC prohibiting construction across a property line. Applicant must comply with IRC requirements by consolidating adjacent lots and eliminating property line prior to resuming construction.
- d. As a condition of approval, the Applicant/Owner shall:
 - a. Consolidate G.L. 18, 19, and 28 under a minor subdivision within one year of variance approval.
 - b. Apply for building permit for construction of a boat shed within one year of variance approval (note: building permit will not be issued until lots are consolidated).

EXHIBITS

- A. Draft Sketch of Lot Consolidation
- B. Applicant materials
- C. Vicinity & Detail Maps
- D. Public Hearing Mailout



 PETERSBURG BOROUGH VARIANCE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$100.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$170.00 @
DATE RECEIVED: 5/28/25 RECEIVED BY: <i>[Signature]</i>		CHECK NO. or CC: 170-2d
APPLICANT/AGENT		
NAME: Bryan Haas		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT):
MAILING ADDRESS: P.O. Box [Redacted]		NAME: Bryan & Lisa Haas Living Trust
CITY/STATE/ZIP: Petersburg, AK 99833		MAILING ADDRESS: [Redacted]
PHONE: 907- [Redacted]		CITY/STATE/ZIP: Wasilla, AK 99654
EMAIL: [Redacted]		PHONE: 907- [Redacted]
EMAIL: [Redacted]		EMAIL: [Redacted]
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 782 Mitkof Hwy, Petersburg, AK 99833		
PARCEL ID: 01-174-152 & 01-174-150	ZONE: RR	OVERLAY: H/A
CURRENT USE OF PROPERTY: Driveway & Boat Storage		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): Driveway Boat Storage Same		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
What is current or planned system? <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well None		
LEGAL ACCESS TO LOT(S) (Street Name): Mitkof Highway		
TYPE OF VARIANCE REQUESTED		
<input type="checkbox"/> Yard Setback		
<input type="checkbox"/> Maximum Lot Coverage		
<input type="checkbox"/> Building Height		
<input type="checkbox"/> Fence Height		
<input checked="" type="checkbox"/> Other: Road Row Setback		
SUBMITTALS:		
Please include a site plan of your proposed development.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.		
Applicant(s): <i>[Signature]</i> Bryan Haas		Date: 5/28/2025
Owner(s): _____		Date: _____

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s):

Bryan Haas

Address or PID:

782 Mitkof, 01-174-152**Conditions of approval as required in Petersburg Municipal Code 19.80.050: (Note that all three conditions must be satisfied in order to qualify for a variance.)**

1. What is the exceptional physical circumstance or condition affecting this property?

☐ Substandard Lot Area☒ Easements/ROW☐ Stream/Drainage☐ Steep/Unstable Slope☐ Odd Lot Shape☐ Nonconforming Structure☐ OTHER (Please Specify):

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

Extra large/wide DOT ROW cuts across
curve.

3. Explain how the strict application of these provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

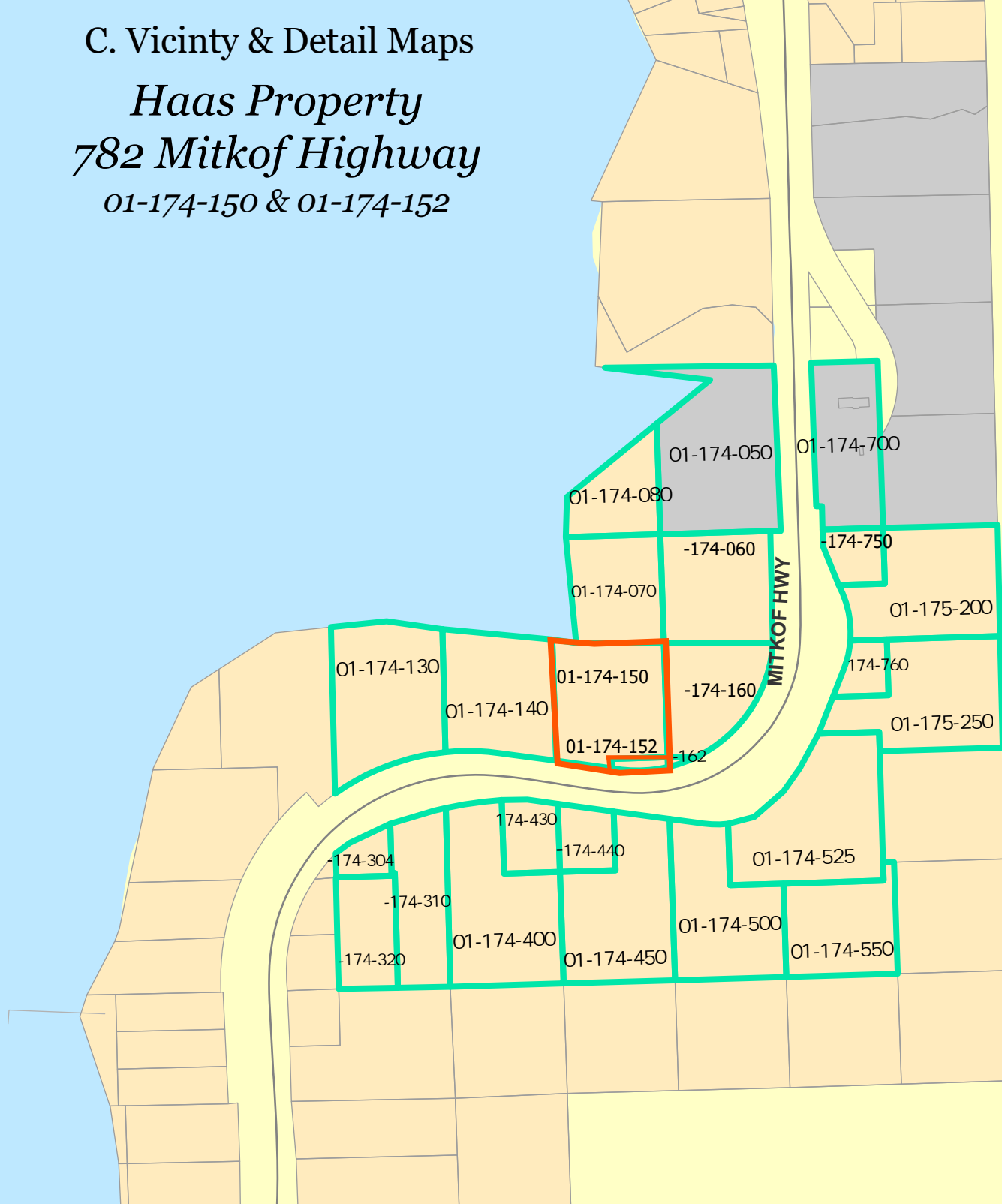
Pilings are already in place and
were constructed by another party/owner

4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

Granting the variance will not
impact the ROW, visibility, maintenance,
or use of the area.

C. Vicinity & Detail Maps

Haas Property
782 Mitkof Highway
01-174-150 & 01-174-152



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



D. Public Hearing Mailout

Item 7B.



June 23, 2025

KISSINGER EVERETT J KISSINGER KRISTINE O
PO BOX 741
PETERSBURG, AK 99833-0741

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

An application from Lisa and Bryan Haas for a variance from the front-yard setback requirement to allow for construction of a pole-barn within 5' of the property line at 782 MITKOF HIGHWAY (PID:01-174-152).

The public hearing and consideration of the application will be held:	Tuesday, July 8th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera
Community & Economic Development Department

Community & Economic Development

PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

Name1	Name2
CHRIST FRY	
HEATHER O'NEIL	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
DONALD SPERL	

HAAS BRYAN HAAS LISA

ALASKA MENTAL HEALTH TRUST

BEERS RUSSELL

BEHARY ALEXANDER JR

COOK RALIEGH

KISSINGER EVERETT J

NUNLEY JAMES A NUNLEY LESLEA L

ROSVOLD KAREN

ZWEIFEL KELLY K

BEHARY JUDITH & AMBER

COOK MARSHA

KISSINGER KRISTINE O

TWIN CREEK LLC

ZWEIFEL SCOTT A