

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 6, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

- Mr. Chris Chiavetta, District Seat #1
- Mr. Michael Liebing, District Seat #2
- Mr. Eric Koan, District Seat #3
- Ms. Amanda Salmon, District Seat #4
- Ms. Michelle Traxler, District Seat #5
- Ms. Sandra Kreger, District seat #6
- Mr. Sidney Bertz, District seat #7

Platting Board members absent and excused were:

- Ms. Karla McBride, Alternate A
- Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. Wyatt Anderson, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member Koan led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

Chair Traxler inquired if there were any changes to the agenda.

**MOTION:** Platting Member Salmon made motion to approve February 6, 2025 Minutes. Platting Member Koan seconded.

**VOTE:** The Agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- February 6, 2025.

**MOTION:** Platting Member Salmon made motion to approve February 6, 2025 Minutes. Platting Member Koan seconded.

**VOTE:** The Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)  
(None)

**4. UNFINISHED BUSINESS**

(None)

**5. RECONSIDERATIONS/APPEALS**

(None)

**6. PUBLIC HEARINGS**

A. **GREENFIELDS 19-1:** The request is to create 5 lots from Block 1, Lot 19, Greenfields Subdivision, Plat # 77-119, to be known as Greenfields 19-1, containing 5.77 acres +/- . The property is located north of N Pittman Rd, west of N Church Rd, and directly east of N Autumn Ln. (Tax ID #1349B01L019); within the SE ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Matthew Estrada, Staff: Wyatt Anderson, Case #2025-005*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 42 public hearing notices were mailed out on February 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative was not present.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat of Greenfields 19-1. Platting Member Salmon seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

- B. THE COVE AT JEAN LAKE:** The request is to create 33 lots from Lot 4, Long Birch (Plat #98-126) and Tax Parcel B4, created by Warranty Deed recorded at 1999-013702-0, to be known as The Cove at Jean Lake, containing 128.37 acres +/- . The proposed design will include a gated entry with private internal roads. The property is directly west of Jean Lake, directly east of W. Long Lake Road (Tax ID #19N04W19B004 & 4788000L004); within the N ½ & S ½ Section 19, T19 North, Range 4 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Walter E. Newman & Walter E. Newman Rev Trust, Staff: Chris Curlin, Case #2025-006)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 97 public hearing notices were mailed out on February 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 5 findings of facts.

Chair Traxler inquired if there was any questions for staff.

Discussion ensued.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative, Paul Pilch spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Tim Potter

There being no one else to be heard Chair Traxler closed the public hearing and

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

Discussion ensued.

**MOTION:** Platting Member Salmon made a motion to approve the preliminary plat of The Cove at Jean Lake. Platting Member Chiavetta seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

## **ITEMS OF BUSINESS & MISCELLANEOUS**

*(None)*

### **7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner stated that the training that was requested will be addressed at the March 20<sup>th</sup> Platting Board Meeting. Platting Officer, Fred Wagner informed the board of upcoming items:

- There are 2 cases scheduled for March 20, 2025 Platting Board.
  - South Shore Waterfront MSP
  - Haven Park

### **8. BOARD COMMENTS.**

- Chair Traxler – Hopes everyone has a good day.

### **9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:44 PM.

  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

  
KAYLA KINNEEN  
Platting Board Clerk