

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 20, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:02 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. Michael Liebing, District Seat #2
Mr. Eric Koan, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

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 McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

Discussion ensued.

MOTION: Platting Member Liebing made motion to approve to strike the Staff Presentation from the Agenda and move to a later date. Platting Member McBride seconded.

Platting Member Salmon requested to put a motion on the table.

MOTION: Platting Member Salmon made a Motion to add the timer back to the screen. Platting Member McBride seconded.

VOTE: The motion was approved unanimously.

MOTION: Platting Member Salmon made motion to approve the amended Agenda.
Platting Member McBride seconded.

VOTE: The Agenda was changed unanimously.

2. APPROVAL OF MINUTES

- March 6, 2025.

MOTION: Platting Member Liebing made motion to approve March 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

- A. **SOUTH SHORE WATERFRONT MSP**: The request is to bring the approved South Shore Waterfront Master Plan back before the board for modification. Petitioner is proposing the northern access road be a private road. This will require the dedication of a new cul-de-sac at the beginning of the private road. Containing 34 acres +/- . The property is located South of Big Lake, West of S. Corkey Boulevard and directly North of W. Susitna Parkway; (Tax ID#17N04W35C009) within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Seth Kroenke, Staff: Wyatt Anderson, Case #2023-098)

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

Kayla Kinneen provided the mailing report:

- Stating that 46 public hearing notices were mailed out on February 25, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 7 findings of facts.

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

The petitioner's representative Craig Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.
The following persons spoke:

- Robbie Muir

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.

Platting Member Liebing had questions for staff.

Discussion ensued.

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to amend Condition of approval #6 to add "Interim" before the word approval. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection

MOTION: Platting Member Koan made a motion to approve the preliminary plat of South Shore Waterfront MSP. Platting Member Liebing seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- B. HAVEN PARK:** The request is to create 4 lots from Tax Parcel 17N02W21A006, created by Waiver Resolution #77-41, recorded as Plat No. 77-75W, to be known as Haven Park, containing 20.0 acres +/- . The petitioner is also proposing the construction and dedication of an internal street to serve as access from W. Rodney Cir. The property is located north of W. Ryan Cir., West of S. Sylvan Ln., East and South of Lucille Creek. (Tax ID #17N02W21A006); within the NE ¼ Section 21, Township 17 North, Range 02

West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Choice Homes, LLC, Staff: Wyatt Anderson, Case #2025-016*)

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

Kayla Kinneen provided the mailing report:

- Stating that 76 public hearing notices were mailed out on February 25, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 findings of facts.

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

The petitioner's representative, Gary LoRusso chose not to speak.

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 spoke.

Discussion ensued.

MOTION: Platting Member Koan made a motion to approve the preliminary plat of Haven Park. Platting Member Liebing seconded the motion.

Discussion ensued.

MOTION: Platting Member Koan made a motion to amend Condition of approval #5 to include the word "extension". Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There are 2 cases scheduled for April 3, 2025 Platting Board. We will try to have the presentation after the April 3rd Meeting.
 - Alexander Estates
 - Brookwood Commercial Park PUE

9. BOARD COMMENTS.

- Member Salmon – It was a lovely meeting.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:39 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA KINNEEN
Platting Board Clerk