

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 1, 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
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

District seat #3, Vacant
Mr. Sidney Bertz, District seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, 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 the Agenda. Platting Member McBride seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 17, 2025.

MOTION: Platting Member Kreger made motion to approve April 17, 2025 Minutes.
Platting Member Liebing 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. **ROCKIN ELK**: The request is to create 4 lots from Parcel 3, MSB Waiver Resolution 91-10-PWm (Recorded as 91-57W),(Tax ID# 17N02E14D012) and dedicate a 2,752.92 Square Foot Public Use Easement, to be known as Rockin Elk, containing 9.58 acres +/- . The property is directly east of S. Rock Ridge Road, and directly east of E. Northbridge Road; within the SE ¼ Section 14, Township 17 North, Range 2 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. *(Petitioner/Owner: Sally Weiland / Todd Weiland / Larry Weiland Living Trust, Staff: Chris Curlin, Case #2025-036)*

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

Kayla Smith provided the mailing report:

- Stating that 46 public hearing notices were mailed out on April 7, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 5 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.

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.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Rockin Elk. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. BELLA RIDGE MSP:** The request is to create 48 lots and 1 tract by a three phase master plan from Lot 4, Penn Jersey Estates, Plat #2022-101, to be known as Bella Ridge MSP, containing 93.58 acres +/- . Dedication and construction of Internal roads is being proposed to serve as access for all lots. The property is located south of W. Parks Highway, north of Lucille Creek, and directly east of S. Ridgecrest Road (Tax ID # 8312000L004); within the W ½ Section 17, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5. (*Petitioner/Owner: Pink Flamingo, LLC, Staff: Matthew Goddard, Case #2025-038*)

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

Kayla Smith provided the mailing report:

- Stating that 154 public hearing notices were mailed out on April 7, 2025.

Staff gave an overview of the case:

- Staff mentions that Conditions of Approval have been updated to change phrasing in Condition of Approval 7 (j) "Drainage improvements" to "Drainage basins"
- Staff recommends approval with 10 conditions and 7 findings of facts.

Platting Member Liebinger had questions for staff.

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

The petitioner's representative, Gary LoRusso spoke.

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 Maxwell Sumner spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Bella Ridge MSP. Platting Member Salmon seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing moved to amend Condition of Approval 7 (j). Platting Member Salmon seconded.

VOTE: The motion passed without objection.

VOTE: The main motion passed without objection.

- C. **NORTH VILLAGE MSP**: The request is to create 46 lots by a five phase master plan from Tax Parcel B19, created by Warranty Deed recorded at 2010-013191-0, to be known as North Village MSP, containing 39.99 acres +/- . The proposed design will utilize the City of Palmer water system. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly north of W. Bogard Road (Tax ID# 18N01E36B019); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2. (*Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case #2025-040*)

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

Kayla Smith provided the mailing report:

- Stating that 79 public hearing notices were mailed out on April 7, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 13 conditions and 9 findings of facts with the exception of Condition of Approval 6 (k) since it does not apply to this subdivision.

Platting Member Chiavetta had questions for staff.

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:

- Debbie Tuomi

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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of North Village MSP. Platting Member Kreger seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing made motion to remove the Condition of Approval 6 (k). Platting Member Kreger seconded.

VOTE: The motion passed without objection.

VOTE: The main 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:

- We have no cases scheduled for the May 15th Platting Board.
- There are 3 cases scheduled for June 5, 2025 Platting Board so far.
 - Ermine Lake Tract C
 - Cooper Woods Phase 1 Lot 16 B
 - Secon PUE

Wyatt Anderson addressed the Board and let them know he's enjoyed working here.

9. BOARD COMMENTS.


- Chiavetta will not here for the June meeting

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:43 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk