

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 16, 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. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District Seat #7
Ms. Sandra Kreger, District Seat #6

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B
Ms. Amanda Salmon, District Seat #4

Platting Board members absent were:

Mr. Chris Chiavetta, District Seat #1

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Lacie Olivieri, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Traxler led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Kreger moved to approve the Agenda. The motion was seconded by Platting Member Liebing.

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- October 2, 2025.

MOTION: Platting Member Kreger moved to approve the Agenda. The motion was seconded by Platting Member Liebing.

VOTE: The minutes were approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **WET BEAVER ESTATES:** The request is to create 2 lots from Tax Parcel A13 (Tax ID# 17N03W08A013) and dedicate turn-around easements for S. Rogers Road and W. Wilma Street, to be known as WET BEAVER ESTATES, containing 37.5 acres +/- . The property is directly south of West Beaver Lake, north and west of S. Boundary Avenue, and east of S. Rogers Road; within the NE ¼ Section 8, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: William Stryken, Staff: Chris Curlin, Case # 2025-121)*

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

Lacie Olivieri provided the mailing report:

- Stating that 85 public hearing notices were mailed out on September 24, 2025.

Staff gave an overview of the case:

- Staff recommended approval with six findings of fact and seven conditions of approval.

Platting Members had no questions for staff

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Daniel Poirot – asking for language to be added with regulations for the plat.

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, Dayna, spoke.

Platting Members had no questions for the petitioner's representative.

MOTION: Platting Member Liebing made a motion to approve contingent on staff recommendations one through eight. The motion was seconded by Platting Member Gillson

MOTION: Platting Member Liebing moved an amendment to add a condition for a driveway permit. The motion was seconded by Platting member Gillson.

VOTE: The amendment 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:

- There are 2 cases scheduled for November 6, 2025 Platting Board Meeting.
 - Hammerhead 2025
 - Vanda Valley

9. BOARD COMMENTS.

- Platting Member Liebing – Appreciate everyone scheduling a short meeting on my birthday
- Platting Member Kreger – No comment
- Platting Member Bertz – None
- Platting Member Traxler – No Comment
- Platting Member Gillson – No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:16 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


LACIE OLIVIERI
Temporary Platting Board Clerk