

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on November 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. 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  
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Robert Hallford, Alternate B  
Ms. Amanda Salmon, District Seat #4  
Mr. Chris Chiavetta, District Seat #1

Platting Board members absent were:

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**

Chair 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 Liebing moved to approve the Agenda. The motion was seconded by Platting Member McBride.

**VOTE:** The Agenda was approved without objection.

**2. APPROVAL OF MINUTES**

- October 16, 2025.

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

**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. **HAMMERHEAD 2025:** The request is to create four lots from Tact 3, Hammerhead (Plat #92-105),(Tax ID# 4065000T00) to be known as **Hammerhead 2025**, containing 4.63 acres +/-, and dedicate a turnaround on E. Walling Road. The property is located directly north of E. Walling Road, within the NW ¼ Section 30, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Bean LLC, Staff: Chris Curlin, Case # 2025-130)*

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

Lacie Olivieri provided the mailing report:

- Stating that 18 public hearing notices were mailed out on October 14, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and eight conditions of approval.

Chair Traxler inquired if any board members had questions for staff.

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.

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, Craig Hanson, spoke.

Platting Members Liebing asked questions.

**MOTION:** Platting Member Liebing moved to approve, contingent on staff recommendations one through seven. The motion was seconded by Platting Member McBride

**MOTION:** Platting Member Liebing moved an amendment to add a condition of approval number 8 that the road could be built to pioneer road standards if borough road maintenance is not required. The motion was seconded by Platting Member McBride.

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

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

**VANDA VALLEY:** The request is to create 43 lots from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as **Vanda Valley**, containing 49.29 acres +/- . The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1. (*Petitioner/Owner: Kov's LLC, Staff: Chris Curlin, Case # 2025-128*)

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

Lacie Olivieri provided the mailing report:

- Stating that 91 public hearing notices were mailed out on October 14, 2025.

Staff gave an overview of the case:

- Staff recommended Continuation to December 18, 2025.

Chair Traxler inquired if any board members had questions for staff.

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.

Julie Dickerson – Lives in the neighborhood. Shared concerns/asked questions.

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

The petitioner's representative chose not to speak.

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

**MOTION:** Platting Member Liebing made a motion to approve the continuation to the December 18, 2025 Platting Board Meeting. The motion was seconded by Platting Member Kreger

**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 is 1 case scheduled for the November 20, 2025, Platting Board Meeting.
- Prosperity South

**9. BOARD COMMENTS.**

- Platting Member Liebing – None
- Platting Member Bertz – No Comment
- Platting Member Kreger – No Comment
- 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 1:21 PM.

  
MICHELLE TRAXLER  
Platting Board Chair

**ATTEST:**

  
LACIE OLIVIERI  
Temporary Platting Board Clerk