

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 15, 2026, 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
Ms. Sandra Kreger, District Seat #6
Ms. Karla McBride, Alternate
Mr. Chris Chiavetta, District Seat #1
Mr. Sidney Bertz, District Seat #7

Platting Board members absent were:

Ms. Amanda Salmon, District Seat #4

Staff in attendance:

Mr. Fred Wagner, Planning and Land Use Director
Ms. Lacie Olivieri, Temporary Platting Board Clerk
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Kreger 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 Kreger.

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- December 18, 2025.

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

VOTE: The motion was 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

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: KOVS LLC, Staff: Chris Curlin, Case # 2025-128*)

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

Lacie Olivier 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 the February 5, 2026, meeting.

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

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

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.

MOTION: Platting Member Liebing made a motion to approve continuation to the February 5, 2026, meeting. The motion was seconded by Platting Member Kreger.

VOTE: The main motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS

A. **LAKE LOUISE SNOW:** The request is to create 2 lots from U.S. SURVEY 3483 LOT 5, to be known as **Lake Louise Snow**, containing 17.68 acres +/- . The property is located directly south of Lake Louise, and west of East Moose Run Circle; within the NE ¼ Section 28, Township 06 North, Range 07 West, Seward Meridian, Alaska. In the Louise, Susitna & Tyone Lakes Community Council and in Assembly District #7. (Petitioner/Owner: *Matanuska-Susitna Borough, Staff: Cayman Reynolds, Case # 2025-167*)

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

Lacie Olivier provided the mailing report:

- Stating that 29 public hearing notices were mailed out on December 22, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and six recommendations for conditions of approval.

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

Platting Member Liebing asked questions of staff. */Abstained from voting.*

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

The petitioner's representative, Lisa Gray, spoke.

Chair Traxler opened the public hearing for public testimony

Gary Loruso
Eileen Probasco
Robert Teel
Gary Swan
Harry Holt
Jean Holt

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.

Platting Member Traxler asked questions.

Platting member Kreger asked questions.

Platting member McBride asked questions.

MOTION: Platting Member Kreger made a motion to approve, contingent on staff recommendations one through six. The motion was seconded by Platting Member Chiavetta.

VOTE: The main motion passed without objection.

B. CHOPPER INDUSTRIAL PARK: The request is to create 10 lots and from Parcel 117N01E04C030, to be known as Chopper Industrial Park, containing 15.2 acres +/- The proposed Chopper Circle is to serve as a private road, providing access for all proposed lots. The property is located south of East Mountain Heather Way, west of North Blue Ridge Circle, and east of North Hyer Road, within the SW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, in the South Lakes Community Council and in Assembly District #3. (*Petitioner/Owner: Whiskey Romeo LLC, Staff: Cayman Reynolds, Case # 2025-157*)

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

Lacie Olivier provided the mailing report:

- Stating that 119 public hearing notices were mailed out on December 22, 2025.

Staff gave an overview of the case:

- Staff recommended continuation to February 19, 2026

Chair Traxler inquired if board members had any 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 Craig Bennett spoke.

Chair Traxler opened the public hearing for public testimony.

Jean Holt

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.

MOTION: Platting Member Liebing moved the continuation to February 18. The motion was seconded by Platting Member McBride.

VOTE: The main motion passed without objection.

C. RESOLUTION 26-01: A Resolution Of The Matanuska-Susitna Borough Platting Board Recommending Approval Of An Ordinance Amending Chapter 43.20 Subdivision

Development Standards To Allow Lots To Be Reduced To 30,000 Square Feet Within Single-Family Residential Land Use Districts. *(Staff: Alex Strawn, Planning and Land Use Director)*

Chair Traxler read the Resolution title into the record.

Staff, Mr. Alex Strawn, Planning and Land Use Director, gave a staff report.

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

Board members asked questions of staff.

Chair Traxler opened the public hearing.

Gary Loruso

Jean Holt

Max Sumner

Joel Stefanski

Kevin Swanson

15-minute recess

Curtis Haller

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

MOTION: Platting Member Chiavetta made a motion to approve 26-01. The motion was seconded by Platting Member Liebing.

Discussion ensued.

MOTION: Platting Member Liebing moved an amendment to postpone action on this item until February 4 at 1 p.m. The motion was seconded by Platting member McBride.

Chiavetta

VOTE: The main motion passed as amended without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Elections

MOTION: Platting Member Liebing nominated Platting Member Traxler to be chair. The nomination was seconded by Platting Member Chiavetta.

VOTE: The nomination passed without objection. Platting Member Traxler nominated Platting Member Liebing for Vice Chair. The nomination was seconded by Platting Member Gillson.

McBride

VOTE: The Nomination passed without objection.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner clarified that Resolution 26-01 is a legislative item, and board members can reach out to staff with questions.

9. BOARD COMMENTS.

- Platting Member Liebing – No comment
- Platting Member Kreger – No comment
- Platting Member Traxler – I think the meeting went well. It went better than I thought it would, honestly.
- Platting Member Gillson – I appreciate everybody's work on the board here, its fun to learn.
- Platting member Bertz – This is my last time here. Thank you for working with me. I have learned a tremendous amount. I've enjoyed it. My assemblyman requested that I seek out my replacement, and I have found a young man in Willow who is in Real estate he is very intelligent and has a good level head. Thank you for all that you have taught me. I just have too much on my plate, the community of Willow needs me.
- Platting Member McBride – No comment
- Platting Member Chiavetta – Are we allowed to create a working document that we can comment on and update between now and the special meeting?

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 3:33 PM.



MICHELLE TRAXLER
Platting Board Chair

ATTEST:



Lacie Olivier

LACIE OLIVIERI
Temporary Platting Board Clerk