

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 4, 2026, 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. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Steve Kevan, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Vacant, District seat #7
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, 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.

MOTION: Platting Member Liebing made motion to approve the Agenda. Platting Member Kevan seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- May 21, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented. Platting Member Kevan 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. **IRONS IN THE FIRE CREST**: The request is to create three lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as Irons In The Fire Crest, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: Alpine Abri Living Trust, Staff: Chris Curlin, Case # 2025-152*)

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on November 12, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 5 findings of facts.

Platting Member Liebing had questions for staff.

Chair Traxler invited the petitioner/petitioner's representative to speak.

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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Irons In The Fire Crest. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **CONNOLLY HOMESTEAD**: The request is to create 7 tracts from Parcel U04638000L06, to be known as Connolly Homestead, containing 144.92 acres +/- . The property is located directly east of Delyndia Lake, directly west of Butterfly Lake, and west of West Parks Highway (Tax ID #U04638000L06); within the NW ¼ Section 01, Township 17 North, Range 05 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Joel Connolly, Staff: Cayman Reynolds, Case # 2026-047)*

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

Kayla Smith provided the mailing report:

- Stating that 41 public hearing notices were mailed out on May 11, 2026.

Staff gave an overview of the case:

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

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 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 Tim Carmen spoke.

Platting Members Traxler and Liebing had questions.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Connolly Homestead. 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 Tyler Young mentioned some dates that may or may not work for training from the Borough Attorneys. Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 4 cases for June 18, 2026 Platting Board.
 - ASLS 2019-69
 - Khang Estates
 - Lillians Landing
 - Tenakee Cove

9. BOARD COMMENTS.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:22 PM**.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk