The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 1, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 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
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Vacant, District seat #6
Vacant, Alternate B

Platting Board members absent were:

Mr. Chris Chiavetta, District Seat #1
Mr. Roman Fonov, District Seat #7

Staff in attendance:

Mr. Tyler Young, Platting Officer
Mr. Connor Herren, Acting Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing 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 McBride seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- September 17, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented. Platting Member McBride 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. **KOPPENBERG ESTATES PHASE 2**: The request is to create five lots from Lots 1 & 2, Koppenberg Estates, Plat #2023-94, (Tax ID #'s 8412000L001 & 8412000L002), to be known as Koppenberg Estates Phase 2, containing 72.32 acres +/-. The property is located directly north of S. Foxworth Drive and directly west of S. Alix Drive; within the SE ¼ Section 7, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Aaron Koppenberg & Theo Koppenberg, Staff: Chris Curlin, Case # 2026-090)*

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

Connor Herren provided the mailing report:
- Stating that 114 public hearing notices were mailed out on September 8, 2026.

Staff gave an overview of the case:
- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Members Liebing and Traxler had questions for staff.

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

The petitioner Aaron Koppenberg spoke.

Chair Traxler opened the public hearing for public testimony.

The following person spoke:

- Nathan Shanigan

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 Aaron Koppenberg spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Koppenberg Estates Phase 2. Platting Member Carney seconded the motion.

Discussion ensued.

MOTION: Platting member Liebing made a motion to amend the formatting of the conditions of approval. Platting member Carney seconded the motion.

VOTE: The motion passed without objection.

VOTE: The main motion passed without objection.

B. **PROSPERITY ESTATES**: The request is to create 8 lots from Parcel 17N02E25D005, to be known as Prosperity Estates, containing 10.01 acres +/-. The property is located directly north of East Sullivan Avenue, directly west of South Caudill Road, and east of South Old Glenn Highway (Tax ID #17N02E25D005); within the SE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: SJM Price Investments, LLC, Staff: Cayman Reynolds, Case # 2026-100)*

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

Connor Herren provided the mailing report:

- Stating that 37 public hearing notices were mailed out on September 8, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 6 findings of facts.

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

The petitioner's representative Dayna Rumfelt 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 Dayna Rumfelt spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Prosperity Estates. Platting Member Carney 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 and Platting Clerk Connor Herren informed the Board of upcoming meetings.

- There is 1 case for October 15, 2026, Platting Board.
  - Aileron Acres

9. BOARD COMMENTS.

(None)

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:

CONNOR HERREN
Platting Assistant