

Kenai Peninsula Borough Planning Commission

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

SEPTEMBER 22, 2025

7:30 P.M.

APPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Commissioner Brantley called the meeting to order at 7:30 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeremy Brantley, Sterling / Funny River

Jeffery Epperheimer, Nikiski District

Pamela Gillham, Kalifornsky/Kasilof District

Dawson Slaughter, Southern Peninsula District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Karina England, City of Seward

Diane Fikes, City of Kenai

Paul Whitney, City of Soldotna

Franco Venuti, City of Homer

With 9 members present, a quorum was present.

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LM Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***7. Minutes**

- a. September 9, 2025 Planning Commission Meeting Minutes

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. He then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Chair Brantley brought it back to the commission for a motion.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to approve the consent and regular agendas.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM E. NEW BUSINESS

ITEM #1 - SECTION LINE EASEMENT VACATION

VACATE THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE NORTH LINE OF GOVERNMENT LOTS 2 AND 3 AND THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE WEST LINE OF GOVERNMENT LOTS 3 & 4 IN SECTION 27; AND THE ENTIRE WEST 50 FEET AND THE ENTIRE 50 FEET OF THE S1/2 SW1/4 OF SECTION 22 ALL BEING LOCATED IN T03N, R12W

KPB File No.	2025-058V
Planning Commission Meeting:	September 22, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority
Surveyor:	Dave Hale / R&M Consultants Inc.
General Location:	Coho Area
Legal Description:	T 3N R 12W SEC 22 S.M.KN S1/2 SW1/4 & T 3N R 12W SEC 27 S.M. KN GOV'T LOTS 2, 3 & 4

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the five conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #2. – BUILDING SETBACK ENCROACHMENT PERMIT

PERMITS A 32.3' X 24.3' SHOP TO REMAIN ENTIRELY WITHIN THE 20' BUILDING SETBACK ON LOT 1-D, GRANTED BY OLD KASILOF SUBDIVISION ADDITION NO 1, PLAT KN 87-117

KPB File No.	2022-167
Planning Commission Meeting:	September 22, 2025
Applicant / Owner:	Gretchen & Jeffrey Druhot
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Linda Sue Court – Kalifornsky Area
Parent Parcel No.:	133-590-07
Legal Description:	T 3N R 11W SEC 6 Seward Meridian KN 0870117 OLD KASILOF SUB ADDN NO 1 LOT 1-D
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
PC Resolution	2025-22

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini noted there was a public comment that was submitted before the deadline that did not make it into the desk packet. The comment was from Stacey Clark, a neighboring landowner (51855 Linda Sue Court, Kasilof AK 99610. The comment read as follows:

"Dear Planning Commission Members,

I am writing to express my concerns about the encroachment permit application submitted by my neighbor, Gretchen and Jeffrey Druhot, regarding the property located at 51891 Linda Sue Ct, Kasilof Ak 99610.

It has come to my attention that when Gretchen and her husband first acquired the property, they were actively removing items from it. During this time, my husband bought a boat in a truck from the previous owner and was there taking it off when they informed my husband that they were aware the garage building was encroaching on the property line. They mentioned that obtaining a permit from the borough to remedy the situation would not be a problem. At that moment, we were completely unaware of the encroachment or that it was even possible to apply for a permit to resolve such issues.

As a real estate agent, Gretchen Druhot, should be well-acquainted with the law and the necessity of performing due diligence. Granting her a permit to move the encroachment without any financial responsibility seems unfair and could set a concerning precedent for our community.

I respectfully urge the Commission to reconsider this application and require that any necessary modifications be financed by the property owner, as is customary. It is crucial for the integrity of property boundaries and adherence to established regulations that all residents follow the set processes.

Thank you for considering my position on this matter. I appreciate your attention to this issue and look forward to your response."

Chair Brantley opened the item for public comment.

Gretchen Druhot; 64760 Leandra Road, Unit A, Homer AK 99603: Ms. Druhot is the landowner and made herself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Whitney moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2025-22 granting a building setback encroachment permit to Lot 1-D, Old Kasilof Subdivision Addition No. 1, Plat KN 0820060, citing findings 3, 4 & 9 in support of standard one, findings 3, 4, 10 & 11 in support of standard two and findings 3, 4, 8-11 in support of standard three.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #3 - UTILITY EASEMENT ALTERATION

VACATE AN APPROXIMATE 3,550 SQUARE FOOT PORTION OF THE TWO 10' UTILITY EASEMENTS GRANTED ON LOTS 2, 3, 4, 8 & 9, BLOCK 6 PER PLAT HM 56-2936, EXCLUDING THE WEST 20' OF SAID EASEMENT AS CARRIED FORWARD ON LOT 2A, BLOCK 6, IN FAIRVIEW SUBDIVISION FLYUM ADDITION, PLAT HM 2005-61

KPB File No.	2025-127V
Planning Committee Meeting:	September 22, 2025
Applicant / Owner:	Raymond Property Management, Inc. of Homer, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Between Cityview Avenue & W Danview Avenue west of Hohe Street City Homer
PC Resolution:	2025-21

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

Commissioner Venuti informed the commission that he had voted on this item in his capacity as a planning commissioner for the City of Homer and requested to be recused. Chair Brantley granted his request.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2025-21 approving the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the two conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney
Recused - 1	Venuti

ITEM #4 - UTILITY EASEMENT ALTERATION

VACATES A 10' BY 20' PORTION OF THE 10' BY 30' ANCHOR EASEMENT LOCATED ON LOT 8 & ALL INTERIOR ANCHOR EASEMENTS ADJACENT TO THE LOT LINES WITHIN LOTS 7 - 9 BLOCK 4, AS SHOWN BY THE DETAIL ON PAGE 2, PLAT HIGHLAND BLUFF SUBDIVISION, KN 80-38

KPB File No.	2025-120V
Planning Committee Meeting:	September 22, 2025
Applicant / Owner:	Janell & Kenneth David Quint
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Pavlof Drive off Cohoe Loop Road – Cohoe Area

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 208, Kasilof AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the two conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

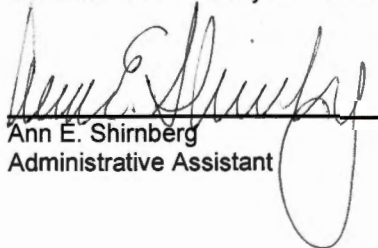
Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

AGENDA ITEM K. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 8:03 P.M.


Ann E. Shirnberg
Administrative Assistant