

Kenai Peninsula Borough

Plat Committee

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

October 13, 2025
7:00 PM
APPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 7:00p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

Staff Present

Robert Ruffner, Planning Director

Vince Piagentini, Platting Manager

Jenny Robertson, LMD Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Approval of Minutes

a. September 22, 2025 Plat Committee Meeting Minutes

- *4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E3. Seward Original Townsite Wisel Replat; KPB File 2025-102

E4. Nine Mile No. 2 2026 Replat; KPB File 2025-137

E5. Robertson Subdivision Tract 2 2026 Replat; KPB File 2025-138

E6. Carikens 2026 Replat; KPB File 2025-139

Chair Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the September 22, 2025 Plat Committee and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
CRANE-FRANCE SUBDIVISION ADDITION NO. 1**

KPB File No.	2025-145
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Dan L France III
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Forest Lane / Sterling Area

Parent Parcel No.:	063-850-23
Legal Description:	T 05N R 09W SEC 31 SEWARD MERIDIAN KN 2022083 CRANE-FRANCE SUB TRACT A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.100(A) – Cul-de-sacs & 20.30.170 – Block Length Requires.

Staff report given by Platting Vince Piagentini.

Chair Gillham opened the item for public comment.

Dan Musgrove; 35555 Kenai Spur Highway, Soldotna AK 99669: Mr. Musgrove is a neighboring landowner and expressed concerns related to the area roads not being able to accommodate the potential increase in traffic.

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

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner England to grant preliminary approval to Crane-France Subdivision Addition No. 1 based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Whitney moved, seconded by Commissioner England to grant the exception request to KPB 20.30.100(A) Cul-de-Sacs & KPB 20.30.170 Block – Length Requirements, citing findings 1 – 5 in support of standard one, findings 1 – 4 & 6 in support of standard two and findings 3, 4 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
BARNETT LOT 1-A 2025 RESUB**

KPB File No.	2025-140
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Range Group LLC
Surveyor:	Christopher Mullikin, Mullikin Surveys LLC
General Location:	East Hill Road & Barnett Place / City of Homer

Parent Parcel No.:	177-230-09
Legal Description:	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0990015 BARNETT RESUB LOTS 1-3 UNIT 1 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	City of Homer - Rural Residential
Water / Wastewater	City
Exception Request	None Requested

Staff report given by Platting Vince Piagentini.

Commissioner Venuti informed the commissioner that he had voted on this item in his role as a planning commissioner for the City of Homer and requested to be recused from this matter.

Chair Gillham opened the item for public comment.

Christopher Mullikin, Mullikin Surveys; P.O. Box 1023, Homer AK 99603: Mr. Mullikin was the surveyor for 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 England moved, seconded by Commissioner Whitney to grant preliminary approval to Barnett Lot 1-A 2025 Replat based on staff recommendations and compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	England, Gillham, Morgan, Venuti, Whitney
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**ITEM #3 PRELIMINARY PLAT
SEWARD ORIGINAL TOWNSITE WISEL REPLAT**

KPB File No.	2025-102
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Grace Group Properties 1 LLC of Seward, Alaska
Surveyor:	Jerry Johnson, Johnson Land Surveying
General Location:	Church Street & Fourth Ave / City of Seward

Parent Parcel No.:	149-090-11 & 149-090-12
Legal Description:	T 1S R 1W SEC 10 SEWARD MERIDIAN SW 0000001 ORIGINAL TOWNSITE OF SEWARD LOT 12, 13, 14 AND N1/2 LOT 15 BLOCK 15
Assessing Use:	149-090-11: General Commercial 149-090-12: Commercial Parking Lot
Zoning:	City of Seward
Water / Wastewater	City
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #4 - PRELIMINARY PLAT
NINE MILE NO. 2 2026 REPLAT**

KPB File No.	2025-137
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Dina Gherman
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Old Sterling Hwy & Rosehip Dr / Anchor Point Area
Parent Parcel No.:	171-024-44

Legal Description:	T 5S R 14W SEC 19 SEWARD MERIDIAN HM 2002068 NINE MILE SUB NO 2 LOT 1-A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #5 PRELIMINARY PLAT
ROBERTSON SUBDIVISION TRACT 2 NEWBY 2026 REPLAT**

KPB File No.	2025-138
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Newby Revocable Trust
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Brookie Road, Shelton Avenue & Durst Street / Diamond Ridge Area
Parent Parcel No.:	173-641-17
Legal Description:	T 6S R 14W SEC 1 Seward Meridian HM 0770042 ROBERTSON SUB TRACT 2
Assessing Use:	Residential Improved Land
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	None Requested

PASSED UNDER THE CONSENT AGENDA

**ITEM #6 - PRELIMINARY PLAT
CARIKENS 2026 REPLAT**

KPB File No.	2025-139
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Mike & Kari Arno
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	North Fork Road / Anchor Point
Parent Parcel No.:	165-250-64, 165-250-65, and 165-250-66
Legal Description:	T 4S R 15W SEC 25 SEWARD MERIDIAN HM 0830050 CARIKENS SUB TRACTS 3, 4 & 5
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Request

PASSED UNDER THE CONSENT AGENDA

**ITEM #7 - PRELIMINARY PLAT
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

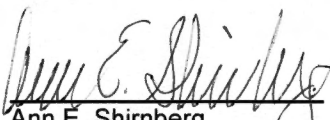
KPB File No.	2025-141
Plat Committee Meeting:	October 13, 2025
Applicant / Owner:	Craig & Susan Floyd Family Trust
Surveyor:	Katherine Kirsis, Seabright Survey & Design
General Location:	Tulin Bluff West Court & Tulin Bluff East Court / City of Homer
Parent Parcel No.:	173-090-37 & 173-090-38
Legal Description:	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 & 56

Staff report given by Platting Manager Vince Piagentini. This item was postponed as it is being sent back to the City of Homer for addition review. No action was required by the committee.

Chair Gillham open the item for public comment. Seeing and hearing no one wishing to comment public comment was closed.

G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 7:30 P.M.



Ann E. Shirnberg
Administrative Assistant