



Plat Committee Agenda

ACTION

April 8, 2024 - 6:30 PM

Regular Meeting

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

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200

Jeremy Brantley, Chair
Ridgeway / Sterling
Funny River District
Term Expires 2024

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Charlene Tauffest
City of Soldotna
Term Expires 2024

Franco Venuti
City of Homer
Term Expires 2025

Troy Staggs
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

Hearing procedure for Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for the petitioner's presentation, given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person must begin by stating his or her name and mailing address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect. If participating via Zoom the testifier will need to use the Zoom "raise hand" feature or press *9 by phone to speak.

A. CALL TO ORDER

B. ROLL CALL

PLAT COMMITTEE MEMBERS:

- Jeremy Brantley, Ridgeway/Sterling/Funny River District
- Jeffrey Epperheimer, Nikiski District
- Pamela Gillham, Kalifornsky/Kasilof District
- Franco Venuti, City of Homer

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

***1. Agenda**

***2. Member Excused Absences - None**

***3. Minutes**

a. March 25, 2024 Plat Committee Meeting

***4. Grouped Plats**

E2. Brown's Acre Estates 2024 Addition; KPB File 2024-028

E3. Folz Subdivision 2023 Replat; KPB File 2023-085R1

E4. Immanuel Subdivision No. 2; KPB File 2024-022

E5. Michael J. Pelch Homestead Jr. Addition No. 4; KPB File 2024-029

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

1. Birch Forest No. 3; KPB File 2022-151R1 **(Postpone to 04/22/24 Meeting)**
Edge Survey & Design / Poppin Family Revocable Community Property Trust
Location: Erlwein Road, Erlwein Circle, Smith Road & Shishmaref Drive
Sterling Area
2. Brown's Acre Estates 2024 Addition; KPB File 2024-028
Peninsula Surveying / Anchorage Development & Construction, LLC
Location: Foster Avenue & Alicia Road
Sterling Area

***Plat was granted preliminary approval by unanimous vote (4-Yes)**

3. Folz Subdivision 2023 Replat; KPB File 2023-085R1
McLane Consulting Group / ZPA, LLC
Location: Seward Highway
Bear Creek Area

***Plat was granted preliminary approval by unanimous vote (4-Yes)**

4. Immanuel Subdivision No. 2; KPB File 2024-022
McLane Consulting Group / Hall, Rais
Location: Shalom Lane & DeBusk Drive
Nikiski Area / Nikiski APC

***Plat was granted preliminary approval by unanimous vote (4-Yes)**

5. Michael J. Pelch Homestead Jr. Addition No. 4; KPB File 2024-029
McLane Consulting Group / Pelch
Location: Beaver Loop, Hollier Street, Nogo Avenue, Pelch Drive & Oneday Lane
City of Kenai

***Plat was granted preliminary approval by unanimous vote (4-Yes)**

F. OTHER (No Public Hearing)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, April 22, 2024** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **5:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

canceled