

Kenai Peninsula Borough

Planning Commission

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

NOVEMBER 17, 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 Department Director

Vince Piagentini, Platting Manager

Jenny Robertson, LM Administrative Assistant

Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDA

***2 Planning Commission Resolution**

- a. PC Resolution 2025-30

***3. Administrative Approvals**

- a. Friday Replat; KPB File 2025-034
- b. Liebenthal Subdivision 2024 Addition; KPB File 2024-086
- c. Lookout Valley Subdivision; KPB File 2025-056
- d. River Acres Subdivision Blu River Addition; KPB File 2025-067
- e. Snowland Estates 2025; KPB File 2025-019

***4. Final Approvals**

- a. Bailey Estates Karpik Rice Replat; KPB File 2025-001
- b. Cape Resurrection Subdivision Sanefur Seavey Replat; KPB File 2024-113

***7. Minutes**

- a. October 27, 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 Epperheimer moved, seconded by Commissioner Whitney 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
---------	--

AGENDA ITEM E. NEW BUSINESS

ITEM #1. – BUILDING SETBACK ENCROACHMENT PERMIT

PERMITS A PORTION OF A 40.2 BY 60.2-FOOT BUILDING ON TRACT A3A, TO REMAIN WITHIN THE 20-FOOT BUILDING SETBACK ADJACENT TO MCDOWELL ROAD, AS GRANTED BY HARVEY SUBDIVISION NO 2 (KN 82-47)

KPB File No.	2025-161
Planning Commission Meeting:	November 17, 2025
Applicant / Owner:	Brett & Paula Nienhuis
Surveyor:	Mike Swan / Swan Surveying
General Location:	McDowell Road / Sterling Area
Parent Parcel No.:	063-490-26
Legal Description:	T 5N R 9W SEC 11 SEWARD MERIDIAN KN 0820047 HARVEY SUB NO 2 TRACT A3A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Resolution	PC RES 2025-31

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Brett Nienhuis, Petitioner; P.O. Box 202 Sterling, AK 99672: Mr. Nienhuis 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 Whitney moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2025-31 granting a building setback encroachment permit to Tract A3A, Harvey Subdivision No. 2, Plat KN 0820047, citing finding 1, 2, 9 & 10 in support of standard one, findings 1, 3 & 9 in support of standard two and findings 2, 3 & 9 in support of standard three and subject to the six conditions as stated 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
---------	--

ITEM #2 - UTILITY EASEMENT ALTERATION

VACATE A 20-FOOT-WIDE UTILITY EASEMENT CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1A AND 1B, BOUWENS SUBDIVISION # 2, PLAT HM 96-8.

KPB File No.	2025-128V
Planning Commission Meeting:	November 17, 2025
Applicant / Owner:	Patrick S. Wells, Andrew Matthews & Katie Schollenberg Matthews
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Deep Creek Road / Happy Valley Area

Parent Parcel Number(s):	159-013-17 & 159-013-18
Legal Description:	159-013-17: T 2S R 14W SEC 9 S.M. HM 0960008 BOUWENS SUB #2 LOT 1A AND 159-013-18: T 2S R 14W SEC 9 S.M. HM 0960008 BOUWENS SUB #2 LOT 1B

Staff report given by Platting Manager 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 Gillham moved, seconded by Commissioner Epperheimer to grant 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
---------	--

ITEM #3 - UTILITY EASEMENT ALTERATION

VACATE A 5-FOOT BY 70-FOOT PORTION OF THE 10-FOOT-WIDE UTILITY EASEMENT ADJACENT TO SKEETER STREET LOCATED IN THE NORTHWEST CORNER OF LOT 1A, BLOCK 1, STERLING HEIGHTS SCOOTER'S REPLAT, PLAT KN 93-87 AS DEPICTED ON THE EASEMENT VACATION EXHIBIT

KPB File No.	2025-156V
Planning Commission Meeting:	November 17, 2025
Applicant / Owner:	Kathleen A. Barrickman
Surveyor:	Jason Young / Edge Survey & Design
General Location:	Skeeter Street / Sterling Area
Parent Parcel Number:	063-454-09
Legal Description:	T 5N R 9W SEC 11 Seward Meridian KN 0930087 STERLING HEIGHTS SUB SCOOTER'S REPLAT LOT 1A BLK 1
Resolution:	PC RES 2025-29

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Jason Young, Edge Survey & Design, P.O. Box 59 Kasilof, AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

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 Gillham to adopt Planning Commission Resolution 2025-29, granting 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 one condition 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:

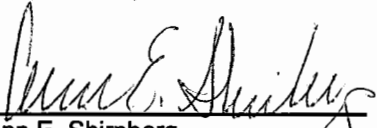
Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

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 Venuti moved to adjourn the meeting at 8:17 P.M.



Ann E. Shmberg
Administrative Assistant