

Kenai Peninsula Borough

Plat Committee

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

NOVEMBER 17, 2025

6:30 PM

APPROVED MINUTES

A. CALL TO ORDER

Commissioner Whitney called the meeting to order at 6:30p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Karina England, City of Seward

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 4 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

***3. Approval of Minutes**

- a. October 27, 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:

E4. Gateway Subdivision 2025 Addition; KPB File 2025-155

E5. Hope Lake Subdivision 2025 Addition; KPB File 2025-157

Commissioner Whitney 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 Venuti moved, seconded by Commissioner England to approve the agenda, the minutes from the October 27, 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 - 4	England, Morgan, Whitney, Venuti
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D. UNFINISHED BUSINESS

ITEM #1 - PRELIMINARY PLAT FIELDS-BROWN SUBDIVISION

KPB File No.	2025-113
Plat Committee Meeting:	November 17, 2025

Applicant / Owner:	Ike S. Fields
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Scout Lake Loop Road, Fields Road & Floodplain Avenue / Sterling Area

Parent Parcel No.:	063-830-08
Legal Description:	T 5N R 9W SEC 23 SEWARD MERIDIAN KN THAT PORTION OF N1/2 NW1/4 LYING SOUTH OF SCOUT LAKE LOOP ROAD EXCLUDING THAT PARCEL AS PER WD 82 @ 249 & EXCLUDING IKE SUB
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.240

Staff report given by Platting Manager Vince Piagentini.

Commissioner Whitney 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.

EXCEPTION REQUEST: Commissioner England moved, seconded by Commissioner Morgan to grant the exception to KPB 20.30.240 - Building Setbacks, citing findings 2 – 4 & 6 in support of standard one, finding 6 in support of standard two and findings 1, 2 & 4-6 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 - 4	England, Morgan, Venuti, Whitney
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E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT PETERSON FOREST SUBDIVISION BELLA ADDITION

KPB File No.	2025-033
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Bella Haven Trust
Surveyor:	John Segesser / Segesser Surveys
General Location:	Rustic Ave off Gaswell Road / Kalifornsky Area

Parent Parcel No.:	131-046-05
Legal Description:	T 04N R 11W SEC 10 SEWARD MERIDIAN KN 2018051 PETERSON FOREST SUB AMENDED TRACT 5
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On-site
Exception Request	KPB 20.40

Staff report given by Platting Manager Vince Piagentini.

Commission Whitney 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.

MAIN MOTION: Commissioner Venuti moved, seconded by Commissioner England to grant preliminary approval to Peterson Forest Subdivision Bella Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Venuti moved, seconded by Commissioner England to grant the exception request to KPB 20.40 – Wastewater Disposal, citing findings 1 & 2 in support of standard one, findings 1 & 3 in support of standard two and finding 4 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 - 4	England, 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 - 4	England, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
TIMBERLINE RUSH – PATCH REPLAT**

KPB File No.	2025-162
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	David Lawrence Rush & Diane Patch
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	East End Road & Cannonball Circle / Fritz Creek Area

Parent Parcel No.:	172-210-65 & 172-210-70
Legal Description:	T 5S R 12W SEC 32 SEWARD MERIDIAN HM 0790024 TIMBERLINE SUB ADDN NO 1 LOT 3A BLK 1 AND HM 0830094 TIMBERLINE THREE SUB LOT 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal staff determined there was insufficient information to proceed and recommended postponement. Public notice was sent out so he recommended that public comment be opened. No action was required on this item.

Commissioner Whitney opened the item for public comment.

David Rush, P.O. Box 533, Homer AK 99603: Mr. Rush is the petitioner for this item and stated that he was not informed that his plat had been postpone. Platting Manger Piagentini explain that there was information missing from the application and that platting staff had informed the surveyor. Platting Manager Piagentini then informed Mr. Rush that they would notify him when the plat was rescheduled.

Seeing and hearing no one else wishing to comment, public comment was closed.

**ITEM #3 - PRELIMINARY PLAT
SANDERS ESTATES**

KPB File No.	2025-163
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Debra L. & Mitchell C. Sanders
Surveyor:	Jason Young / Peninsula Surveying
General Location:	Sterling Highway, Kensington Avenue & Tim Avenue / Happy Valley Area

Parent Parcel No.:	159-080-11
Legal Description:	T 2S R 14W SEC 32 SEWARD MERIDIAN HM GOVT LOT 3 & SE1/4 SW1/4 LYING EAST OF STERLING HWY
Assessing Use:	Commercial RV Park
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030

Staff report given by Platting Manager Vince Piagentini.

Commissioner Whitney 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.

MAIN MOTION: Commissioner England moved, seconded by Commissioner Morgan to grant preliminary approval to Sanders Estates based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner England moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 6, 8, 9 & 15-19 in support of standard one, findings 6-9 & 10-15 in support of standard two and findings 2-6, 8, 9 & 12-19 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 - 4	England, 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 - 4	England, Morgan, Venuti, Whitney
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**ITEM #4 - PRELIMINARY PLAT
GATEWAY SUBDIVISION 2025 ADDITION**

KPB File No.	2025-155
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Seward Futures LLC
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Olympia Road & Phoenix Road / City of Seward
Parent Parcel No.:	145-351-03
Legal Description:	T 1N R 1W SEC 33 SEWARD MERIDIAN SW 0850009 GATEWAY SUB ADDN NO 1 TRACT C-2
Assessing Use:	Residential Vacant
Zoning:	City of Seward Multi-Family Residential (R3)
Water / Wastewater	City
Exception Request	None Requested

**Passed Under The Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT
HOPE LAKE SUBDIVISION 2025 ADDITION**

KPB File No.	2025-157
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	James E. & Jeannette E. Kimes
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Gruber Road / Kalifornsky Area
Parent Parcel No.:	131-330-50
Legal Description:	T 04N R 11W SEC 22 SEWARD MERIDIAN KN 2025054 HOPE LAKE SUB 2022 REPLAT TRACT 4A-2
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

**Passed Under The Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT
DAYTON SUBDIVISION 2026 ADDITION**

KPB File No.	2025-158
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Natalie T. & Milton D. Bates AKA Milton D. Bates II Nicolas D. & Adrienne Bradley of Midlothian, Texas
Surveyor:	Jason Young / Edge Survey and Design
General Location:	Glacier Avenue & Blexes Avenue W / Sterling Area
Parent Parcel No.:	063-820-11; 063-820-12; and 063-820-13
Legal Description:	T 5N R 9W SEC 14 SEWARD MERIDIAN KN 0810147 DAYTON SUB LOTS 1, 2 & 3
Assessing Use:	063-820-11 and 063-820-12: Residential Vacant 063-820-13: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170

Staff report given by Platting Manager Vince Piagentini.

Commissioner Whitney 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 else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner England moved, seconded by Commissioner Venuti to grant preliminary approval to Dayton Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner England moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 2 & 4-8 in support of standard one, findings 1 & 4 in support of standard two and findings 1 & 3-6 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 - 4	England, 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 - 4	England, Morgan, Venuti, Whitney
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**ITEM #7 - PRELIMINARY PLAT
KELLY ACRES RADTKE ADDITION**

KPB File No.	2025-159
Plat Committee Meeting:	November 17, 2025
Applicant / Owner:	Clint R. & Janeace L. Radtke
Surveyor:	Jason Young, Edge Survey & Design
General Location:	Adkins Road & Bunno Road / Sterling Area
Parent Parcel No.:	065-070-36
Legal Description:	T 5N R 8W SEC 12 SEWARD MERIDIAN KN 0720022 KELLY ACRES SUB TRACT 4
Assessing Use:	Residential Dwellings

Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.240 & KPB20.40.040(A)

Staff report given by Platting Manager Vince Piagentini.

Commissioner Whitney 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 else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Venuti to grant preliminary approval to Kelly Acres Radtke Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Morgan moved, seconded by Commissioner England to grant the exception request to KPB 20.30.240 – Building Setbacks, citing findings 1, 2 & 6-8 in support of standard one, findings 1, 2 & 8 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 A MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	England, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Morgan moved, seconded by Commissioner England to grant the exception request to KPB 20.40.040(A) – Conventional Onsite Soil Absorption Systems, citing findings 1 - 5 in support of standards one & two and, findings 1-4 in support of standard three.

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

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	England, Morgan, Venuti, Whitney
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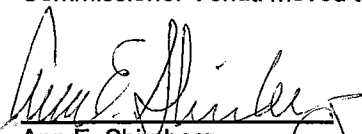
Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MAIN MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	England, Morgan, Venuti, Whitney
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G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 7:17 P.M.


Ann E. Shimberg
Administrative Assistant