

Kenai Peninsula Borough Planning Commission

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

April 22, 2024
7:30 P.M.
APPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

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

AGENDA ITEM B. ROLL CALL

Commissioners Present

Jeremy Brantley, Ridgeway/Sterling District
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope District
Franco Venuti, City of Homer
Diane Fikes, City of Kenai
Troy Staggs, City of Seward

With 8 members of a 9-member seated commission in attendance, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Chris Van Slyke, Platting Specialist
Jennifer Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. CONSENT & REGULAR AGENDAS

- *3. Plats Granted Administrative Approval**
 - a. Broken Axle No. 2; KPB File 2023-124
 - b. Bunnell's Subdivision 2023 Replat; KPB File 2023-047
 - c. C & C Bear Subdivision 2023 Replat; KPB File 2023-133
 - d. Grewingk Glacier Vista; KPB File 2023-095
 - e. Pacific Park Subdivision Blauvelt Addition; KPB File 2023-088
 - f. Reutov Subdivision; KPB File 2023-065
 - g. Shipley Subdivision; KPB File 2023-070
 - h. South Bend Bluff Estates 2023 Replat; KPB File 2023-112
 - i. Terra Bella Subdivision; KPB File 2022-024
 - j. W.R. Bell Subdivision 2023 Addition; KPB File 2023-087
 - k. Waterman Spring Replat 2023; KPB File 2023-039

- *6. Commissioner Excused Absences**
 - a. Charlene Taufest, City of Soldotna

- *7. Minutes**
 - a. March 25, 2024 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 Staggs 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 - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Venuti
Absent - 1	Taufest

AGENDA ITEM E. NEW BUSINESS

Chair Brantley asked Ms. Shirnberg to read the public hearing procedures into the record.

ITEM #1 - UTILITY EASEMENT ALTERATION

VACATES A PORTION OF THE FIVE-FOOT UTILITY EASEMENT THAT THE NORTHERLY PORTION OF A STRUCTURE IS ENCROACHING LOCATED ON THE WESTERN SIDE OF TRACT B

KPB File No.	2024-021V
Planning Commission Meeting:	April 22, 2024
Applicant / Owner:	Steinbeck, Inc. / Kenai, AK
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Sterling Highway and Mercantile Avenue

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 Epperheimer moved, seconded by Commissioner Staggs to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, based on staff recommendations and subject to the two conditions 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, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Venuti
Absent - 1	Taufest

ITEM #2 - UTILITY EASEMENT ALTERATION

VACATES A 10-FOOT UTILITY EASEMENT BEGINNING AT THE SOUTHWEST CORNER OF POLLARD TRACT A THENCE RUNNING NORTHEASTERLY STOPPING AT A UTILITY EASEMENT NEAR THE EAST LINE. VACATES A 10-FOOT UTILITY EASEMENT IN PARCEL A-G OF KASILOF COMMUNITY CHURCH LYING BETWEEN THE C1/4 CORNER AND THE OVERHEAD POWER LINE EASEMENT AND VACATE THE WESTERLY UTILITY EASEMENT OF KASILOF COMMUNITY CHURCH PARCEL A-G TRACT Q-G AS SHOWN.

KPB File No.	2023-037V
Planning Commission Meeting:	April 22, 2024
Applicant / Owner:	Kasilof Community Church / Kasilof
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Sterling Highway and Pollard Loop Rd.

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 Slaughter moved, seconded by Commissioner Staggs to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, based on staff

recommendations and subject to the two conditions 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, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Venuti
Absent - 1	Taufest

AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham report that the committee reviewed and granted preliminary approval to 5 plats.

AGENDA ITEM G. OTHER

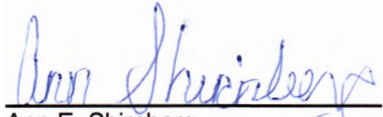
- a. Commissioner Morgan informed the commission that she will not be able to attend the 5/13/24 planning commission meeting.

AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

Chair Brantley asked if there was anyone from the public who would like to comment on anything not appearing on the agenda. No one wished to comment

AGENDA ITEM K. ADJOURNMENT

Commissioner Gillham moved to adjourn the meeting at 7:40 P.M.



Ann E. Shirnberg
Administrative Assistant