



Meeting Agenda Plat Committee

Monday, April 8, 2024

6:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for 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 that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and 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.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-5897](#) 03-25-24 Plat Committee Meeting Minutes

Attachments: [C3. 032524 Plat Minutes](#)

4. Grouped Plats

[KPB-5898](#) E2. Brown's Acres 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

Attachments: [C4. Grouped Plats](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-5899](#) Birch Forest No. 3; KPB File 2022-151R1 (Postponed)
Edge Survey & Design
Poppin Family Revocable Community Property Trust
Location: Erlwein Road, Erlwein Circle, Smith Road & Shishmaref Drive
Sterling Area

Attachments: [E1. Birch Forest No. 3](#)

2. [KPB-5900](#) Brown's Acre Estates 2024 Addition; KPB File 2024-028
Peninsula Surveying / Anchorage Development & Construction, LLC
Location: Foster Avenue & Alicia Road
Sterling Area

Attachments: [E2. Browns' Acre Estates 2024 Addn_Packet](#)

3. [KPB-5901](#) Folz Subdivision 2023 Replat; KPB File 2023-085R1
McLane Consulting Group / ZPA, LLC
Location: Seward Highway
Bear Creek Area

Attachments: [E3. Folz Subdivision 2023 Replat_Packet](#)

4. [KPB-5902](#) Immanuel Subdivision No. 2; KPB File 2024-022
McLane Consulting Group / Hall, Rais
Location: Shalom Lane & DeBusk Drive
Nikiski Area / Nikiski APC

Attachments: [E4. Immanuel Subdivision No. 2 Packet](#)

5. [KPB-5903](#) Michael J. Pelch Homestead Jr. Addition No. 4; KPB File 2024-029
McLane Consulting Group / Pelch
Location: Beaver Loop, Hollier St, Nogo Ave, Pelch Dr & Oneday Ln
City of Kenai

Attachments: [E5. Michael J. Pelch Homestead Jr. Addn. No. 4 Packet](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE 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 7:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.