

C. CONSENT AGENDA

***3. Minutes**

a. April 8, 2024 Plat Committee Meeting

Kenai Peninsula Borough Plat Committee

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

April 8, 2024
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

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

B. ROLL CALL

Plat Committee Members/Alternates

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

Staff Present

Robert Ruffner, Planning Director
Walker Steinhage, Borough Deputy Attorney
Vince Piagentini, Platting Manager
Jenny Robertson, Land Management Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

With 4 members of a 4-member committee in attendance, a quorum was present.

Election of Officers

Commissioner Brantley nominated, seconded by Commissioner Venuti, Commissioner Gillham for the position of Chairman. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chairman.

Commissioner Brantley nominated, seconded by Commissioner Venuti, Commissioner Epperheimer for the position of Vice Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Epperheimer was appointed Vice-Chairman.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Approval of Minutes
 - a. March 25, 2024 Plat Committee Meeting Minutes
- *4. Grouped Plats
 - 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

Chair Gillham 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 Epperheimer moved, seconded by Commissioner Brantley to approve the agenda, the March 25, 2024 Plat Committee meeting minutes and grouped plats based on staff recommendations and compliance to borough code.

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

MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Brantley, Gillham, Epperheimer, Venuti
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
BIRCH FORREST NO. 3 PHASE**

KPB File No.	2022-151R1
Plat Committee Meeting:	March 25, 2024
Applicant / Owner:	Poppin Family Revocable Community Property Trust of Soldotna, Alaska
Surveyor:	Jason Young, Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Erlwein Road, Sterling
Parent Parcel No.:	063-780-25
Legal Description:	Tract A-2 Birch Forest No. 1, Plat KN 2005-13
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	On Site
Exception Request	

**Postponed until the 04/22/24 Plat Committee Meeting*

**ITEM #2 - PRELIMINARY PLAT
BROWN'S ACRES ESTATES 2024 ADDITION**

KPB File No.	2024-028
Plat Committee Meeting:	April 8, 2024
Applicant / Owner:	Anchorage Development & Construction LLC of Anchorage, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Lopez Avenue, Sterling
Parent Parcel No.:	058-350-47, 058-350-48, 058-350-49 & 058-350-50
Legal Description:	Lots 10-13 Brown's Acres Estates KN 2023-9
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**APPROVED UNDER CONSENT AGENDA*

**ITEM #3 - PRELIMINARY PLAT
FOLZ SUBDIVISION 2023 REPLAT**

KPB File No.	2023-085R1
Plat Committee Meeting:	April 8, 2024
Applicant / Owner:	ZPA LLC / Anchorage, AK
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Bear Creek Area
Parent Parcel No.:	144-130-10, 144-130-87, 144-130-88
Legal Description:	Tract C Folz Subd' Revised SW 24, Tracts E3 & E4 Folz Subd 2021 Addition SW2022-5
Assessing Use:	Commercial
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**APPROVED UNDER CONSENT AGENDA*

**ITEM #4 - PRELIMINARY PLAT
IMMANUEL SUBDIVISION No 2**

KPB File No.	2024-022
Plat Committee Meeting:	April 8, 2024
Applicant / Owner:	David and Christina Hall and Terrance Rais all of Nikiski
Surveyor:	James Hall / McLane Consulting, Inc
General Location:	De Busk Dr in Nikiski
Parent Parcel No.:	013-061-40, 013-061-41, 013-061-42 & 013-061-45
Legal Description:	Lots 5 & 6 and Tract A & vacated part of Shalom Lane of Immanuel Subdivision KN 2022-46 and T 7N R 11W SEC 04 Seward Meridian, KN GOVT LOT 13
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**APPROVED UNDER CONSENT AGENDA*

**ITEM #5 - PRELIMINARY PLAT
MICHAEL J. PELCH HOMESTEAD JR ADDITION NO 4**

KPB File No.	2024-029
Plat Committee Meeting:	April 8, 2024
Applicant / Owner:	Michael J Pelch Jr. of Eugene, Oregon
Surveyor:	James Hall, McLane Consulting, LLC
General Location:	Beaver Loop Road & Pelch Drive, City of Kenai
Parent Parcel No.:	049-490-47, 049-490-48, 049-490-49 & 049-490-53
Legal Description:	Tracts A-1, A-2, A-3 & G of Michael J Pelch Homestead Jr Addition No. 3 KN 2019-48
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

**APPROVED UNDER CONSENT AGENDA*

F. PUBLIC COMMENT

Chair Gillham 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

G. ADJOURNMENT

Commissioner Brantley moved to adjourn the meeting 6:36 P.M.

Ann E. Shirnberg
Administrative Assistant