

C. CONSENT AGENDA

***7. Minutes**

a. September 23, 2024 Planning Commission Meeting

Kenai Peninsula Borough Planning Commission

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

SEPTEMBER 23, 2024
7:30 P.M.
UNAPPROVED 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
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Pamela Gillham, Kalifornsky/Kasilof District
Jeffery Epperheimer, Nikiski District
Dawson Slaughter, South Peninsula District
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

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
Jennifer Robertson, LMD Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. **CONSENT & REGULAR AGENDA**

- *1. Time Extension Request - None**
 - a. Echo Lake Hills Subdivision Endries Addition; KPB File 2022-116
 - b. O'Rourke Subdivision Matranga Addition; KPB File 2022-124
- *2. Planning Commission Resolutions**
 - a. PC Resolution 2024-13
- *3. Plats Granted Administrative Approval**
 - a. Folz Subdivision 2023 Replat; KPB File 2023-085R1
 - b. Hinz Subdivision No. 2; KPB File 2021-102
 - c. Homer Lake Street Rehabilitation Right-Of-Way Map; KPB File 2016-142
 - d. Moose Run Estates 2024 Addition; KPB File 2023-144
 - e. Soldotna Creek The Pointe Addition; KPB File 2024-007
 - f. Strawberry Hill Estates 2023 Addition; KPB File 2024-016
 - g. US Survey 3564 Replat; KPB File 2023-141
 - h. Willard's Legacy; KPB File 2024-011
 - i. Woodrow Farms Taylor Addition; KPB File 2023-130
- *5. Plat Amendment Request**
 - a. Quartz Creek Subdivision Outfitter Way Replat; KPB File 2022-060R1A1

***6. Commissioner Excused Absences**

- a. City of Soldotna – Vacant

***7. Minutes**

- a. September 9, 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 Slaughter moved, seconded by Commissioner Gillham 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, Whitney, Venuti,
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**ITEM #1 – BUILDING SETBACK ENCROACHMENT PERMIT
BRUHN SUBDIVISION LOT 2 BLOCK 1, KN860143**

KPB File No.	2024-094
Planning Commission Meeting:	September 23, 2024
Applicant / Owner:	Kurt & Tammy Strausbaugh
Surveyor:	None
General Location:	Bruhn Road & Card Street / Sterling Area
Parent Parcel No.:	065-164-18
Legal Description:	BRUHN SUB LOT 2 BLK 1
Assessing Use:	Residential
Zoning:	Rural Unrestricted
PC Resolution	2024-14

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Tammy Strausbaugh; 29021 Bruhn Road, Sterling AK 99672: Ms. Strausbaugh is the property owner and made herself available for questions. She noted when they purchased the property, she was not aware of the encroachments. She wanted to resolve this matter so it would not be an issue should they choose to sell the property in the future.

Seeing and hearing no one else 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 2024-14, granting a building setback encroachment permit to a portion of the 20-foot building setback for Lot 2, Block 1, Bruhn Subdivision, KN 0860143.

AMENDMENT MOTION: Commission Gillham moved, seconded by Commissioner Epperheimer to amend finding six in the staff report to read “Bruhn Road serves 4 developed properties along it”.

Hearing no objection or further discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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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, Whitney, Venuti
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ITEM #2 – ORDINANCE 2024-XX

ADOPTING THE UPDATED 2024 KENAI PENINSULA BOROUGH HAZARD MITIGATION PLAN, A MULTI-JURISDICTIONAL PLAN INCLUDING THE CITIES OF SELDOVIA & SEWARD

Staff report given by Planning Director Robert Ruffner. Director Ruffner recommended that action on this item be postponed until OEM Manager Brenda Ahlberg is able to attend the meeting.

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 Fikes to postpone until brought back by staff.

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, Whitney, Venuti
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AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Gillham report that the committee reviewed and granted preliminary approval to 2 plats.

AGENDA ITEM G. OTHER

- Material Site Ordinance Review – Deputy Borough Attorney Walker Steinhage was not able to attend the meeting as he is not feeling well. Review will be moved to the October 14, 2024 meeting.

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 Gillham moved to adjourn the meeting at 8:05 P.M.

Ann E. Shirnberg
Administrative Assistant