

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 4, 2016, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by the Chairman, Mr. Jay Van Diest.

1. CALL TO ORDER**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Jay Van Diest, District #1 (Chairman)
Mr. LaMarr Anderson, District #2
Mr. Stan Gillespie, District #3
Mr. Jordan Rausa, District #4
Mr. Tait Zimmerman, District #5(Vice Chairman)
Vacant, District #6
Vacant, District #7
Mr. Marty Van Diest, Alternate 1
Mr. Gregory Pugh, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Platting Division Administrative Specialist
Ms. Eileen Probasco, Acting Platting Officer
Ms. Peggy Horton, Platting Technician
Ms. Cheryl Scott, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Tait Zimmerman.

C. APPROVAL OF THE AGENDA

The Chairman, Jay Van Diest inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

The Chairman, Jay Van Diest inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for January 21, 2016, were approved without objection.

3. UNFINISHED BUSINESS**4. PUBLIC HEARINGS**

A. KINNEY RIDGE

Sloan Von Gunten (Administrative Specialist)

- Stated that 39 public hearing notices were mailed out on January 14, 2016, to this date there have been no returns, 1 objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Craig Hanson (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Kinney Ridge, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 11 findings.

TIME: 1:14 P.M.

CD: 0:14:07

B. TIMBER RIDGE RSB L/1 & T/A

Sloan Von Gunten (Administrative Specialist)

- Stated that 186 public hearing notices were mailed out on January 14, 2016, to this date there have been 3 returns, no objections, no non-objections, and 1 concern.

Cheryl Scott (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Michelle Bartholomew (was going to buy the house and property on Lot 1)

- Has a concern about the building construction and encroachments on the property.
- Concerned about the land that was cleared by the property owner.
- Handed exhibit pictures to the platting secretary.

Erin Gette-Shields (Owner of Lot 2 in Timber Ridge Subdivision)

- Concerned about how this platting action will affect her property.

Helen Mayfield (Owner of Lot 4 in Timber Ridge Subdivision)

- Concerned about how this action will affect her property value.

Jay Van Diest (Chairman)

- Closed the public hearing.

Craig Hanson (Petitioner's Representative)

- The new access to Tract A1 will not affect the property to Lot 2.
- This subdivision and vacation will fix the setback issues.
- Answered questions regarding the access to Tract A1.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Timber Ridge L/1A & T/A1 with the vacation of a portion of Timber Way and the variance from MSB 43.20.281(A)(1) to allow for Lot 1A with less than 10,000 sq. ft. of useable septic area, seconded by Mr. Marty Van Diest.

DISCUSSION:

- Discussion on the variance, the vacation and setback issues under Title 43.

AMENDED MOTION FOR VACATION:

- Mr. Zimmerman moved to approve the vacation of a portion of Timber Way, seconded by Mr. Marty Van Diest. There is 1 recommendation and 4 findings.

DISCUSSION:

- Discussion on the vacation.

RECOMMENDATIONS:

- Will be using recommendation #8.

FINDINGS:

- Will be using findings #2, #3 #4, and #5

VOTE ON AMENDED MOTION FOR VACATION:

- The amended motion for the vacation passed with 4 in favor and 3 against. (In favor: Mr. Marty Van Diest, Mr. Zimmerman, Mr. Gillespie, and Mr. Jay Van Diest. Against: Mr. Rausa, Mr. Anderson, and Mr. Pugh). There are 4 findings.

AMENDED MOTION FOR PRELIMINARY PLAT AND VARIANCE:

- Mr. Zimmerman moved to approve the preliminary plat for Timber Ridge L/1A & T/A1 with the variance from MSB 43.20.281(A)(1) to allow for Lot 1A with less than 10,000 sq. ft. of useable septic area, seconded by Mr. Marty Van Diest.

DISCUSSION:

- Discussion on the variance and the preliminary plat.

RECOMMENDATIONS:

- Will be using recommendation #1, #2, #3, #4, #5, #6, #7, and #9.

FINDINGS:

- Will be using findings #1, #6, #7, #8, #9, and #10

VOTE ON AMENDED MOTION FOR PRELIMINARY PLAT AND VARIANCE:

- The amended motion for the preliminary plat and variance passed with 5 in favor and 2 against. (In favor: Mr. Marty Van Diest, Mr. Anderson, Mr. Zimmerman, Mr. Gillespie, and Mr. Jay Van Diest. Against: Mr. Rausa and Mr. Pugh). There are 6 findings.

TIME: 2:38 P.M.

CD: 1:37:22:

BREAK

TIME: 2:49 P.M.

CD: 1:48:18

5. MISCELLANEOUS

A. Work Session on proposed amendments and changes to Title 43.

Mr. Jay Van Diest suspended the Rules for the work session

Peggy Horton (Platting Technician)

- Gave an overview on the Title 43 work session packet.

DISCUSSION:

- Continued the work session on the substantial listing items from the last platting board meeting.

SUBSTANTIAL ITEM #13:

- The Platting Board agreed in adding, removing, and changing the wording in substantial #13 staff write up.

SUBSTANTIAL ITEM #15:

- The Platting Board agreed in adding, removing, and changing the wording in substantial #15 staff write up.
- The Platting Board will continue on substantial item #15 on March 17, 2016 Platting Board Hearing.

TIME: 4:40 P.M.

CD: 3:28:04

Jay Van Diest canceled the suspension of the rules and returned the meeting back to order.

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

Gary LoRusso

- Talked about how the borough used to have a land use permit.

8. PLATTING OFFICER COMMENTS

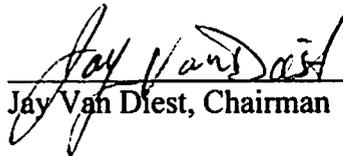
- Ms. Eileen Probasco gave an update on applicants that are applying for the platting officer's job.
- Planning and Platting Staff will be moved to another part of the building during construction for the next 2 to 3 months.
- Budget talks are taking place for this next year's budget.
- Title 43 Inconstancies will be introduced at the next Assembly Meeting.
- There is no meeting on February 18, 2016 as there are no cases to be heard.

9. BOARD COMMENTS

- Mr. Rausa appreciated Mr. LoRusso's comments during the work sessions.
- Mr. Pugh welcomed Mr. Anderson and thanked the staff for their hard work.
- Mr. Marty Van Diest would like to see more solutions for complicated cases that come before the board.
- Mr. Anderson thanked the board for welcoming him.

Adjourned 4:46 P.M.

CD: 03:46:12


Jay Van Diest, Chairman


Sloan Von Gunten, Platting Division
Administrative Specialist