

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 17, 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 (Excused absence)
- Mr. Jordan Rausa, District #4
- Mr. Tait Zimmerman, District #5 (Vice Chairman) (Excused absence)
- Mr. Patrick Johnson, District #6
- Vacant, District #7
- Mr. Marty Van Diest, Alternate 1 (Excused)
- 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. Johnson.

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 March 3, 2016, were approved without objection.

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

A. LONGENECKER HOMESTEAD

Sloan Von Gunten (Administrative Specialist)

- Stated that 24 public hearing notices were mailed out on February 25, 2016, to this date there have been no returns, no objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.
- Would like to change the wording to recommendation #9.

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.

Larry Longenecker (Petitioner)

- Does not believe the road name on the plat is named correctly.
- Talked with MEA and is having a hard time in getting approval on the location of utility easement.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Longenecker Homestead, seconded by Mr. Rausa. Modify Recommendation #9.

RECOMENDATIONS:

- Modify #9: Provide sign-off for utility easements from MEA & MTA.

VOTE:

- The motion passed with all in favor. There are 10 findings.

TIME: 1:26 P.M.

CD: 0:24:44

B. E. DEPOT ROAD PUE

Sloan Von Gunten (Administrative Specialist)

- Stated that 88 public hearing notices were mailed out on February 25, 2016, to this date there have been 4 returns, no objection, no non-objections, and no concerns.

Peggy Horton (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.

The Petitioner and the Petitioner's Representative is not at the meeting.

MOTION:

- Mr. Anderson moved to approve the E. Depot Road Public Use Easement, seconded by Mr. Pugh.

DISCUSSION:

- Talked about the railroad and the action of the public use easement.

VOTE:

- The motion passed with all in favor. There are 7 findings.

TIME: 1:33 P.M.

CD: 0:32:06

C. BIRCHWOOD EST

Sloan Von Gunten (Administrative Specialist)

- Stated that 66 public hearing notices were mailed out on February 11, 2016, to this date there have been 1 return, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Petitioner is requesting to continue the case to April 21, 2016 to resolve platting design issues.

Jay Van Diest (Chairman)

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

Dave Malette speaking for Rita Brainard (son of owner - Parcel B7)

- Read into the record comments by Rita, Owner of Parcel B7.
- Concerned on being landlocked without a driveway to her property.

George Strother

- Concerned about the development and location of the roadway and driveways.
- Concerned about access to other parcels in the area, described the land and is hoping for a good re-design on the roadways

Jay Van Diest (Chairman)

- Kept the public hearing open.

MOTION:

- Mr. Johnson moved to continue the preliminary plat to for Birchwood Estates to April 21, 2016, seconded by Mr. Pugh.

VOTE:

- The motion passed with all in favor.

TIME: 1:50 P.M.

CD: 0:49:25

D. VISTA ROSE

Sloan Von Gunten (Administrative Specialist)

- Stated that 133 public hearing notices were mailed out on February 25, 2016, to this date there have been 6 returns, no objection, no non-objections, and 2 concerns.

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. Seeing no members of the public wishing to speak, closed the public hearing.

Tom Hoffman (Petitioner's Representative)

- Explained the design of the plat as the project is for senior housing.
- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat and variances from MSB 43.20.120(A) Legal Access and MSB 43.20.140(A) Physical Access for Vista Rose, seconded by Mr. Anderson.

VOTE:

- The motion passed with all in favor. There are 15 findings.

TIME: 2:11 P.M.

CD: 01:09:40

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

Gary LoRusso (Keystone Surveying)

- Would like to work on more items under Title 43 when the board starts up their work sessions.

8. PLATTING OFFICER COMMENTS

Eileen Probasco

- We will have a new platting officer, Mr. Fred Wagner, at the next platting board meeting.
- Will be putting the platting assistant job out for hire hopefully at the end of the month.

9. BOARD COMMENTS

- Mr. Rausa asked when the code changes that the assembly approved will be updated in their books.
- Platting Staff will provide a temporary write in copy for the platting board books.

Adjourned 2:23 P.M.

CD: 01:21:41


Jay Van Diest, Chairman


Sloan Von Gunten, Platting Division
Administrative Specialist