

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 15, 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 (Excused Absence)
- Vacant, District #5
- Mr. Patrick Johnson, District #6
- Vacant, District #7
- Mr. Marty Van Diest, Alternate 1
- Mr. Gregory Pugh, Alternate 2

Staff in attendance:

- Ms. Sloan Von Gunten, Administrative Specialist
- Mr. Fred Wagner, Platting Officer
- Ms. Peggy Horton, 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 objections.

2. APPROVAL OF MINUTES

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

Mr. Johnson moved to approve the minutes for September 1, 2016, seconded by Mr. Gillespie.

GENERAL CONSENT: The minutes for September 1, 2016 were approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. NORTHGATE & 15' WIDE SCREENING EASEMENT VACATION

Sloan Von Gunten (Administrative Specialist)

- Stated that 82 public hearing notices were mailed out on August 25, 2016, to this date there have been 2 returns, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- The Petitioner would like to continue the case for one year to redesign and resolve specific issues.

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, kept the public hearing open.

Dale Hammond (Petitioner's Representative)

- Requesting a continuance for a year for redesign and resolve specific issues.

MOTION:

- Mr. Johnson moved to continue Northgate & the 15' wide screening easement vacation for one year or sooner (September 15, 2017), seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor.

TIME: 1:11 P.M.

CD: 0:11:37

Mr. Marty Van Diest recused himself from Blue Grouse Hills.

B. BLUE GROUSE HILLS

Sloan Von Gunten (Administrative Specialist)

- Stated that 69 public hearing notices were mailed out on August 25, 2016, to this date there have been 2 returns, 1 objection, 1 non-objection, and 53 concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.

Jay Van Diest (Chairman)

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

Maija Fritts

- Concerned about traffic and access to the new subdivision.
- Does not like the road design on the plat.

- Concerned about the well quality in the area.

Diane Huffman

- Concerned about the increase traffic with a new subdivision being made.
- Concerned about the well logs.

Lavelle Perin

- Concerned about the increase in traffic and safety, as children play in the roadway.

Cynthia Farmens

- Concerned about the increase of traffic and the access for E. Spruce Hen Drive.

Jim Walker

- Has the same concern as his neighbors.
- Concerned about the well water in the subdivision area.
- Concerned about the size of the lots to hold a single family dwelling.

Audrey Jacques

- Concerned about safety and health in their subdivision.
- Concerned about increase traffic and snow storage if more lots are being made.

William Kent Jacques

- Concerned about the road maintenance and increase traffic on N. Grouse Loop.
- Concerned about the well water.

Joyce Glover

- Would like to see access to the new subdivision by E. Tex-Al Drive.

Robin Dunham

- He has the same concerns that have already been spoken.

David Thomas

- Would like to see a different design with access by E. Tex-Al Drive.
- Like to keep traffic and safety down in the subdivision

Staffod Glashan

- The Geographic land in the area has a lot of blind spots.
- There are problems with the drainage in their area.
- Part of the roadway will need to be fixed and upgraded.

Erica Mucha

- Concerned about the roadways and the blind spots with increase traffic.
- Concerned about safety for children playing in the area.
- Concerned about future development.

Brenda Probasco

- Lives on the lot next to E. Spruce Hen Drive, and would like to see a different Access to the new subdivision.

John Royce

- Is very much against the access to the subdivision.
- Does not agree with the design of the subdivision.
- Concerned about vehicle traffic as it will affect the subdivision.
- Agrees with his neighbors comments.

Jay Van Diest (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative) and Arlene Brunnhoelzl (Petitioner)

- Explained the design that is brought before the board.
- Answered platting board questions.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Blue Grouse Hills, seconded by Mr. Gillespie.

TIME: 2:13 P.M.

CD: 01:13:45

BREAK

TIME: 2:23 P.M.

CD: 01:23:13

DISCUSSION:

- Discussion on well logs and water access.
- Discussion on plat design and access to the subdivision lots.

VOTE:

- The motion failed with 3 against (Mr. Anderson, Mr. Pugh, and Mr. Gillespie) and 2 in favor (Mr. Johnson and Mr. Jay Van Diest). There are 4 findings for denial.

TIME: 2:56 P.M.

CD: 01:39:04

FINDINGS FOR DENIAL

1. There are other viable accesses points contained within property owned by the petitioner available for the proposed subdivision that does not negatively impact adjacent neighborhoods.
2. Concerns about the impact of the new subdivision on the water availability in the area.
3. Members of the adjacent community expressed objections about access, water availability and traffic safety hazards.

4. MSB 43.05.015(A) was the baseline of the denial.

TIME: 2:56 P.M.

CD: 01:57:15

Mr. Marty Van Diest returned to his seat.

C. GOTHBERT RSB L/A-C

Sloan Von Gunten (Administrative Specialist)

- Stated that 106 public hearing notices were mailed out on August 11, 2016, to this date there have been 1 return, no objections, no non-objections, and no concerns.

Fred Wagner (Platting Officer)

- Requests to continue the case to October 6, 2016 meeting as to correct advertising and proper noticing.

MOTION:

- Mr. Pugh moved to continue Gothberg Addition Add 1 L/A-1 & B-1 with ROW Vacation and 2 Variances to October 6, 2016, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor.

TIME: 2:58 P.M.

CD: 01:58:45

AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)

5. MISCELLANEOUS

- The Election for the Vice Chairman will be put on the October 6, 2016 platting board hearing agenda.

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

- There will be 7 cases to be heard at the next platting board meeting.

8. BOARD COMMENTS

- Mr. Anderson and Mr. Gillespie would like a recording from the presentation from the September 1, 2016 platting board meeting.
- Mr. Gillespie will not be at the meetings for the month of November.

9. ADJOURNMENT

Adjourned: 03:04 P.M.
CD: 02:03:16


Jay Van Diest, Chairman


Sloan Von Gunten
Administrative Specialist