

KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
DECEMBER 10, 2025 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
VICE CHAIR EARSLEY, PRESIDING

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on December 10, 2025, in City Hall Council Chambers, Kenai, AK. Vice Chair Earsley called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Vice Chair Earsley led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Sonja Earsley, Vice Chair	Gwen Woodard
Glenese Pettey	Jeanne Keaton
Stacie Krause	Diane Fikes
Marty Askin	

A quorum was present.

Also in attendance were:

Kevin Buettner, Planning Director
Brandon McElrea, Planning Technician
Jessica See, Planning Administrative Assistant
Sovala Kisena, City Council Liaison

3. Agenda and Consent Agenda Approval

Vice Chair Earsley noted the following additions to the Packet:

Add to item F.2. **Public Hearing - Resolution PZ2025-34**

- Written Public Comment

MOTION:

Commissioner Keaton **MOVED** to approve the agenda and consent agenda with the requested revisions. Commissioner Krause **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Vice Chair Earsley opened the floor for public comment on consent agenda items; there being no one wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which case the item will be removed from the consent agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. APPROVAL OF MINUTES

1. *Regular Meeting of November 12, 2025.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS - None.

F. PUBLIC HEARINGS

1. **Resolution PZ2025-33** - Recommending the Approval of a Conditional Use Permit to Operate a Bed & Breakfast on the Parcel Described as Lot 4, Block 1, Highlands Subdivision, Located at 5105 Silver Salmon Drive, Within the Rural Residential (RR) Zoning District

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-33. Commissioner Krause **SECONDED** the motion.

Director Buettner read into the record the staff report as included in the packet and attached to Resolution PZ2025-33.

Vice Chair Earsley opened the floor for public comment.

Keri Hiler, applicant, addressed the Commission providing an overview of the project, noting it was completion of an existing development; and outlined site improvements that would enhance the property.

In response to questions from the Commission, Ms. Hiler clarified the following: planned traffic flow would not impact the neighbors; it had not yet been determined if this would be year-round or seasonal; there was sufficient parking to accommodate RV's or trucks with boats; and the owners would not reside on site when there were guests.

Kristine Schmidt addressed the Commission with concerns regarding the conditional use permit (CUP) process, noting the requirement for staff to write the reports; the staff report takes a position on the application; the use CUP's for lodging, bed and breakfasts; and the lack of conditions applied with in residential areas.

There was discussion regarding the hours of operations; how after hour issues would be addressed; and clearer conditions in the application for addressing complaints and ensuring compatibility with surrounding residential use.

There being no one else wishing to be heard, the public comment period was closed.

VOTE:

YEA: Askin, Keaton, Krause, Fikes, Woodard, Earsley

NAY: None

ABSENT: None

MOTION APPROVED.

Vice Chair Earsley noted the 15-day appeal period.

2. **Resolution PZ2025-34** - Recommending the Approval of a Conditional Use Permit to Operate an Automotive Repair Business on the Parcel Described as Lot 23, Block 3, Redoubt Terrace Subdivision, Located at 1606 Salmo Circle, Within the Suburban Residential (RS) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-34. Commissioner Krause **SECONDED** the motion.

Director Buettner read into the record the staff report as included in the packet and attached to Resolution PZ2025-34; and read the written comments received.

Vice Chair Earsley opened the floor for public comment.

Troy Consiel, applicant, addressed the Commission noting his professional experience in the automotive field.

Staff clarified that an expiration date could be set on the CUP.

Vern Kornstad addressed the Commission in opposition to the CUP, noting traffic concerns due to the small narrow streets; and the use was not compatible with a residential neighborhood.

Donald Erwin addressed the Commission in opposition to the CUP, noting concerns with enforcement by the City; hours of operations being listed as daylight hours, and the number of daylight hours in the summer; the potential increase of traffic; and he did not feel it was a compatible need or use of a residential neighborhood.

Jan Kornstad addressed the Commission in opposition to the CUP, noting concerns with the impact to the economic value of property in the area; the property was zone suburban residential not commercial; the increased traffic to the neighborhood; and the use was not compatible with a residential neighborhood.

Kiersten Consiel addressed the Commission in support of the CUP and addressing concerns that were stated: there were not going to be cars everywhere; this was also their home; this was to get started and would not be forever; there were not going to be large signs posted or a lot of people coming in; there is one garage, which fits one car; and they also owned the property next door and have made improvements making it a nicer place to live.

Kristine Schmidt addressed the Commission in opposition to the CUP, noting this was a commercial business wanting to locate in a residential neighborhood; hours of operations listed as daylight hours is to vague; the need for clear hours to address machinery noise; by appointment only could be multiple appointments at the same time, a clear appointment schedule was needed; and the need for clear requirement for no on street parking and what is allowed for signage.

There being no one else wishing to be heard, the public comment period was closed.

Commissioner Fikes spoke in opposition to the CUP, noting the type of operation in a condensed neighborhood, within a cul-de-sac; restrictions for on street parking during certain time of the year due to snow removal; the limited space for parking and potential of cars parking on the lawn; health and safety standards were not addressed in regards to the automotive fluids compliance issues; business licensing and bonding issues

Commissioner Woodard spoke in opposition to the CUP, noting increased noise levels; daylight hours could be all day long in the summer; and parking concerns.

Commissioner Keaton stated concerns with the hour of operation; the impact on home values if it were to become an eyesore; and stated general support for commercial business in a residential neighborhood provided it melded into the neighborhood.

Clarification was provided by the applicant regarding the size of the garage and the use of the vacant lot next door for parking.

There was discussion regarding the ability for the applicant to bring back a similar application in the future if this was not approved and adding additional conditions.

MOTION:

Commissioner Krause **MOVED** to table Resolution PZ2025-34 to the January 14, 2026 meeting. Commissioner Keaton **SECONDED** the Motion.

VOTE ON MOTION TO TABLE:

YEA: Woodard, Krause, Earsley, Keaton, Askin

NAY: Fikes

ABSENT: None

MOTION PASSED.

G. UNFINISHED BUSINESS - None.

H. NEW BUSINESS

1. **Action/Approval** - Recommending Approval of Proposed Ordinance to City Council Regarding Sunsetting the Harbor Commission.

MOTION:

Commissioner Askin **MOVED** to recommend Council approval of proposed ordinance sunsetting the Harbor Commission. Commissioner Woodard **SECONDED** the motion.

Director Buettner provided an overview of the proposed legislation, outlining the proposed changes to code; and noted that a Council in the future could reestablish a Harbor Commission.

Vice Chair Earsley opened the floor for public comment.

Kristine Schmidt addressed the Commission with concerns with additional responsibilities being added to an already very busy commission.

There being no one else wishing to be heard, the public comment period was closed.

There was discussion regarding the role of the Harbor Commission being advisory and the ongoing difficulty in recruiting members.

UNANIMOUS CONSENT was requested on the motion.

VOTE: There being no objection; **SO ORDERED.**

MOTION APPROVED.

2. **Discussion/Approval** - Establishing Work Session Schedule for January and February 2026.

A work session was scheduled for January 14, 2026 at 6:00 p.m.

I. REPORTS

1. Planning Director

Planning Director Buettner reported on the following:

- The January 7, 2026 Joint Work Session for Capital Improvement Program.
- The January 14, 2026 meeting will be voting for Chair and Vice Chair.
- Discussing whether the Commission wants to go more paper free; at this time the Commission wants to remain the same.

2. Commission Chair - No report.

3. Kenai Peninsula Borough Planning

Commissioner Fikes reported on recent actions of the Kenai Peninsula Borough Planning Commission.

4. City Council Liaison

Council Member Kisena reported on recent actions of the City Council.

J. ADDITIONAL PUBLIC COMMENTS - None.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: January 14, 2026

L. COMMISSION COMMENTS AND QUESTIONS

Commission Members stated appreciation for staff and Commission members.

M. PENDING ITEMS - None.

N. ADJOURNMENT

O. INFORMATIONAL ITEMS - None.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at approximately 8:59 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of December 10, 2025.



Logan Parks, Deputy City Clerk