

**KENAI PLANNING & ZONING COMMISSION  
REGULAR MEETING  
APRIL 23, 2025 – 7:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
210 FIDALGO AVE., KENAI, AK 99611**

**MINUTES**

**A. CALL TO ORDER**

A Regular Meeting of the Kenai Planning & Zoning Commission was held on April 23, 2025, in City Hall Council Chambers, Kenai, AK. Vice Chair Twait called the meeting to order at approximately 7:00 p.m.

**1. Pledge of Allegiance**

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

**2. Roll Call**

There were present:

Jeff Twait, Vice Chair  
Glenese Pettey  
Gwen Woodard

Jeanne Reveal  
Sonja Earsley  
Diane Fikes

A quorum was present.

Absent:

Stacie Krause

Also in attendance were:

Kevin Buettner, Planning Director  
Victoria Askin, City Council Liaison  
Meghan Thibodeau, Deputy City Clerk

**3. Election of Chair and Vice Chair**

Commissioner Woodard **MOVED** to appoint Jeff Twait as Chair. Commissioner Pettey **SECONDED** the motion.

Commissioner Fikes **MOVED** to appoint Sonja Earsley as Chair.

Commissioner Earsley declined the nomination as Chair.

**UNANIMOUS CONSENT** was requested on the motion to appoint Jeff Twait as Chair.  
There being no objection; **SO ORDERED**.

Commissioner Fikes **MOVED** to appoint Sonja Earsley as Vice Chair.

**UNANIMOUS CONSENT** was requested on the motion to appoint Sonja Earsley as Vice Chair.  
There being no objection; **SO ORDERED**.

**4. Approval of Agenda and Consent Agenda**

**MOTION:**

Commissioner Woodard **MOVED** to approve the agenda and consent agenda. Vice Chair Earsley **SECONDED** the motion.

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

Chair Twait 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.  
There being no objection; **SO ORDERED.**

\*All items listed with an asterisk (\*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member 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 March 26, 2025

Approved by the consent agenda.

**C. SCHEDULED PUBLIC COMMENTS - None.**

**D. UNSCHEDULED PUBLIC COMMENTS - None.**

**E. CONSIDERATION OF PLATS - None.**

**F. PUBLIC HEARINGS**

1. **PZ2025-14** - Recommending Approval to Rezone 28 Parcels Located Near the Intersection of the Kenai Spur Highway and Wildwood Drive from Suburban Residential (RS) to General Commercial (CG) Zoning District.

**MOTION:**

Commissioner Woodard **MOVED** to approve Resolution PZ2025-14. Vice Chair Earsley **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-14; he noted that the application was for a request to rezone 28 parcels from Suburban Residential (RS) to General Commercial (CG) Zoning District, to allow commercial uses to be developed on the subject parcels. Current and surrounding uses were reviewed, and it was noted that a majority of the landowners of the affected parcels had expressed support. It was noted that staff's recommendation is approval, recommending a Zoning Map amendment; and a Land Use Map amendment. The Commission's recommendation would be forwarded to the City Council for a final decision.

Chair Twait opened the floor for public hearing;

Alex Douthit, applicant, explained that he had gathered support from property owners in this area; many lots are already being marketed as commercial despite currently being zoned as residential; and rezoning this area would help encourage commercial growth.

JayLynn Rogers, resident, noted that she owns nearby property; she stated she was not in support but was also not opposed. Clarification was provided that her lot is still in the RS zone.

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

Concerns were expressed that not all of the property owners had been reached for comments. Support was expressed for increasing available commercial land for development.

**VOTE:**

**YEA:** Pettey, Earsley, Woodard, Twait, Fikes

NAY: Reveal  
ABSENT: Krause  
**MOTION PASSED.**

**G. UNFINISHED BUSINESS**

**1. Discussion – Aspen Creek, 701 N. Forest Drive CUP**

Director Buettner noted that he had received no further complaints; construction on the facility was nearly complete, and was optimistic that traffic would decrease.

Commissioner Pettey noted that residents had reached out to her to express concerns about the affects the neighborhood is experiencing.

**H. NEW BUSINESS**

**1. \*Action/Approval – Requesting Excused Absences for the March 26, 2025 Regular Meeting – Fikes**

Approved by the consent agenda.

**I. REPORTS**

1. Planning Director – Planning Director Buettner reported on the following:
  - Reviewed the KPHI land donation memo provided in the packet.
  - Received plans for the Bridge Access Bike Path.
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 Askin reported on recent actions of the City Council.

**J. ADDITIONAL PUBLIC COMMENT – None.**

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: May 14, 2025

Commissioner Pettey noted she will be absent.

**L. COMMISSION COMMENTS AND QUESTIONS**

Commissioner Reveal expressed excitement for working with the Commission, and congratulated Chair Twait and Vice Chair Earsley.

Vice Chair Earsley congratulated Chair Twait.

Commissioner Woodard welcomed Commissioner Reveal, congratulated Chair Twait and Vice Chair Earsley.

Commissioner Pettey welcomed Commissioner Reveal, congratulated Chair Twait and Vice Chair Earsley, and encouraged everyone to attend the upcoming Bluff Erosion Project public meeting.

Commissioner Fikes welcomed Commissioner Reveal, and thanked Chair Twait and Vice Chair Earsley.

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 7:44 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of April 23, 2025.



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Meghan Thibodeau  
Deputy City Clerk