

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on January 18, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 PM by Chair Colleen Vague.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice-Chair
Ms. Patricia Chesbro, Assembly District #3
Ms. Colleen Vague, Assembly District #4, Chair
Mr. Chris Elder, Assembly District #5*
Mr. Sassan Mossanen, Assembly District #7*

Planning Commission members absent and excused were:

Mr. Stafford Glashan, Assembly District #6
Mr. Jason Ortiz, Assembly District #2

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Mark Whisenhunt, Acting Development Services Manager
Mr. Joseph Metzger, Planner II
Ms. Taunnie Boothby, Planner II
Mr. Emerson Krueger, Natural Resource Manager
Ms. Karol Riese, Planning Commission Clerk*

*Indicates that the individual attended telephonically due to COVID safety protocols.

II. APPROVAL OF AGENDA

Chair Vague inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mark Whisenhunt

IV. CONSENT AGENDA

A. Minutes

1. December 21, 2020, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(None)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 21-02**, a resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an Ordinance amending 17.73.095 Domestic Wastewater System Plan Review.

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following persons spoke regarding update in community Sled for Hope funds will be to support addiction recovery and sobriety within the Valley: Kirby Coman

The following person spoke regarding public process concerns, COVID, and Assemblymember #2: Mr. Eugene Carl Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

- A. **PC Resolution 20-47** a conditional use permit modification request in accordance with MSB 17.60 – Conditional Uses; has been submitted by Kerby Coman, on behalf of Green Degree, for the operation of a marijuana retail facility located at 3361 W. Machen Road, Tax ID #2420B02L001; within Township 17 North, Range 1 West, Section 7, Seward Meridian (*Applicant: Kerby Coman, on behalf of Green Degree; Staff: Joe Metzger*).

Chair Vague read the resolution title into the record.

Mr. Metzger provided a staff report:

- staff recommended approval of the resolution with conditions.

Chair Vague invited the applicant or their representative to provide an overview of their application.

Mr. Coman, the applicant, provided an overview of their application.

Commissioners questioned the applicant regarding:

- Commissioner Mossanen – what do you believe your ideal hours would be and why? Mr. Coman, 8:00 AM – 2:00 AM on weekends; we were going to do a test to see what works; the availability of our hours for our customers.

Chair Vague opened the public hearing.

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

Chair Vague invited staff to respond to questions and statements from the audience.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Anderson moved to approve Resolution PC 20-47. The motion was seconded.

Discussion ensued regarding grandfather rights hours.

MOTION: Commissioner Anderson moved a primary amendment Item #4 “The hours of operation shall not exceed 8:00 AM – Midnight, daily. The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended without objection.

B. PC Resolution 20-48 a conditional use permit modification request in accordance with MSB 17.60 – Conditional Uses; has been submitted by Kerby Coman, on behalf of Green Degree, for the operation of a marijuana retail facility located at 2301 S. Knik Goose Bay Road, Tax ID #1005000L00W-1; within Township 17 North, Range 1 West, Section 17, Seward Meridian (*Applicant: Kerby Coman, on behalf of Green Degree; Staff: Joe Metzger*).

Chair Vague read the resolution title into the record.

Mr. Metzger provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- Commissioner Anderson questions the Special Flood Hazard Area comment from Taunnie Boothby. Mr. Metzger stated the footprint of the building is that the applicant will be using the second floor. Mr. Whisenhunt stated this is a courtesy comment to advise the the applicant and staff.

Chair Vague invited the applicant or their representative to provide an overview of their application.

Mr. Coman, applicant, provided an overview of the application. Reasons the hours of operation are requested.

Commissioners questioned the applicant regarding:
(No questions of Commissioners)

Chair Vague opened the public hearing.

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

Chair Vague invited staff to respond to questions and statements from the audience.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved to approve Resolution PC 20-48. The motion was seconded.

MOTION: Commissioner Chesbro moved a primary amendment Item #4 “The hours of operation shall not exceed 8:00 AM – Midnight, daily. The motion was seconded.

Discussion ensued regarding hours of operation.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. Resolution 21-01, a resolution supporting MSB Five Year Timber Harvest Schedule 2021-2025 *(Staff: Emerson Krueger)*.

Chair Vague read the resolution title into the record.

Mr. Emerson provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- Commissioner Anderson questions regarding Rogers Creek Harvest Unit; Mr. Emerson gave a broad overview of the Units – Rogers Creek has been removed from the Timber Schedule.

Chair Vague invited the applicant or their representative to provide an overview of their application.

Commissioners questioned the applicant regarding:
(No questions of Commissioners)

Chair Vague opened the public hearing.

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

Chair Vague invited staff to respond to questions and statements from the audience.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Anderson moved to approve Resolution PC 21-01. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XII. UNFINISHED BUSINESS

A. **Resolution PC 20-42**, A resolution of the Matanuska-Susitna Planning Commission recommending adoption of the 2020 Mat-Su Borough Hazard Mitigation Plan. Public Hearing: December 7, 2020, & January 18, 2021 *(Staff: Taunnie Boothby)*.

Chair Vague read the resolution title into the record.

Ms. Boothby provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- Commissioner Anderson questions regarding the CBD Grant and whether it will cover schools; Ms. Boothby stated she thought it would be geared more towards housing.

Chair Vague opened the public hearing.

The following person spoke regarding concerns with the public process: Mr. Eugene Carl Haberman.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved to approve Resolution PC 20-42. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

XIII. NEW BUSINESS - *(There was no new business.)*

XIV. COMMISSION BUSINESS

A. Adjudicatory

B. Election of 2021 Chair and Vice Chair

MOTION: Commissioner Anderson moved to nominate Commissioner Vague for Chair. The motion was seconded.

VOTE: Passed unanimously

MOTION: Commissioner Vague moved to nominate Commissioner Anderson for Vice-Chair. The motion was seconded.

VOTE: Passed unanimously

C. Upcoming Planning Commission Agenda Items *(Staff: Mark Whisenhunt)*

Mr. Whisenhunt provided a brief update on Planning Commission items under appeal.

(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Chesbro: Happy New Year.

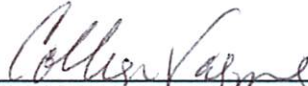
Commissioner Mossanen: I would like to wish Mr. Metzger a successful career in his new position.

Commissioner Anderson: Happy New Year. We do look at other factors with each application. Each one is taken on their own merit. The decision is based on information that we get. It is a land use decision more than anything else.

Commissioner Vague: Ditto to what Commissioner Anderson said. The borough is in a tough stop – they get complaints on spending too much and not enough.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:45 PM.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 02/01/2021