

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 15, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:20 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

Mr. Jason Ortiz, Assembly District #2  
Ms. Patricia Chesbro, Assembly District #3  
Ms. Colleen Vague, Assembly District #4, Chair\*  
Mr. Chris Elder, Assembly District #5\*  
Mr. Stafford Glashan, Assembly District #6\*

Planning Commission members absent and excused were:

Ms. Mary Anderson, Assembly District #1, Vice-Chair  
Mr. Sassan Mossanen, Assembly District #7

Staff in attendance:

Ms. Karol Riese, Planning Commission Clerk  
Ms. Peggy Horton, Planner II  
Mr. Mark Whisenhunt, Planner II

\*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. February 1, 2021, regular meeting minutes

**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

1. **Resolution PC 21-04**, A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverages Uses, For The Expansion Of An Existing Alcoholic Beverage Package Store, Located At 3065 N. Church Road; Tax ID #5667000L001C; Within Township 18 North, Range 1 West, Section 32, Seward Meridian. Public Hearing: April 5, 2021 (*Applicant: Matt Gittlein, of KG Enterprises, LLC; Staff: Mark Whisenhunt*).

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

1. **Resolution PC 21-03**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.55 To Exempt Signs From Setbacks To Rights-Of-Way And Property Lines. Public Hearing: April 5, 2021 *(Staff: Jay Magers, Development Services Manager)*.
2. **Resolution PC 21-05**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance To Exempt Tethered Balloons From Provisions Of Tall Structure Regulations And Amending MSB 17.125 Removing Tethered Balloons From Tall Structure Definition. Public Hearing: April 5, 2021 *(Staff: Jay Magers, Development Services Manager)*.
3. **Resolution PC 21-06**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval To Name A Lake Within The Matanuska-Susitna Borough As Dalteli Lake, Located Within Township 29 North, Range 6 West, Section 34 And Township 28 North, Range 6 West, Section 3. Public Hearing: April 5, 2021 *(Staff: Peggy Horton)*.

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.)**

*(There were no persons to be heard.)*

**IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

*(There were no Quasi-Judicial public hearings.)*

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

*(There were no legislative public hearings.)*

**XI. CORRESPONDENCE AND INFORMATION**

*(There was no correspondence and information.)*

**XII. UNFINISHED BUSINESS**

*(There was no unfinished business.)*

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

**XIV. COMMISSION BUSINESS**

- A. Adjudicatory
- B. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

Mr. Whisenhunt provided a brief update of items under appeal and introduced Peggy Horton.

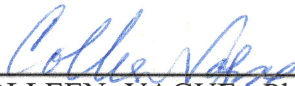
*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

- 1. Commissioner Mossanen – through email (4/5/2021) I attended the meeting through TEAMS; there was an audio issue and was unable to be heard but I was able to hear the Commission .

**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:27 p.m.

  
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COLLEEN VAGUE, Planning Commission  
Chair

ATTEST:

  
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KAROL RIESE, Planning Commission Clerk

Minutes approved: 04-05-2021