

# MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

## PLANNING COMMISSION

Mary Anderson, Vice-Chair, District 1  
Richard Allen, District 2  
Patricia Chesbro, District 3  
Colleen Vague, Chair, District 4  
Chris Elder, District 5  
Stafford Glashan, District 6  
Sassan Mossanen, District 7



Michael Brown, Borough Manager

## PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director  
Kim Sollien, Planning Services Manager  
Jason Ortiz, Development Services  
Manager  
Fred Wagner, Platting Officer  
Karol Riese, Planning Clerk

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

October 4, 2021  
REGULAR MEETING  
6:00 p.m.

### Ways to participate in the meeting:

**IN PERSON:** Should you wish to testify in person, please adhere to a 6-foot distance between yourself and others.

**IN WRITING:** You can submit written comments to the Planning Commission Clerk at [planning.commission@matsugov.us](mailto:planning.commission@matsugov.us).

### TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear, “Your hand has been raised.” (There may be a delay, please be patient with the system.)
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name and provide your testimony.

### Ways to observe the meeting:

**FACEBOOK LIVE** at [www.facebook.com/MatSuBorough](https://www.facebook.com/MatSuBorough)

- Questions or comments will **not** be answered; if you have a comment or concern, please call the number above.

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

#### IV. CONSENT AGENDA

##### A. MINUTES

Regular Meeting Minutes: 08/16/21

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

###### **Resolution PC 21-27**

A conditional use permit in accordance with MSB 17.60 - Conditional Uses; allowing for the operation of a marijuana cultivation facility, located at 6051 W. Aeronautical Avenue, Tax ID #2080B02L007, within Township 17 North, Range 2 West, Section 10, Seward Meridian. Public Hearing: October 18, 2021 (Applicant: Weltzin and Dillard, dba BAM Alaska, Inc.; Staff: Peggy Horton).

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

###### **Resolution PC 21-24**

A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for Mat-Su Central School. Public Hearing: October 18, 2021 (Staff: Adam Bradway).

###### **Resolution PC 21-25**

A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for Birchtree Charter School. Public Hearing: October 18, 2021 (Staff: Adam Bradway).

###### **Resolution PC 21-26**

A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for American Charter Academy. Public Hearing: October 18, 2021 (Staff: Adam Bradway).

#### V. COMMITTEE REPORTS

#### VI. AGENCY/STAFF REPORTS

#### VII. LAND USE CLASSIFICATIONS

#### VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

#### IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application*).

**Resolution PC 21-23**

A resolution of the Matanuska-Susitna Borough Planning Commission approving a variance to MSB 17.55 for the construction of a single-family residence to be placed approximately 38.1 feet from the shorelands of Finger Lake on Government lot 5, Tax ID # 18N01E34B002, within Township 18 North, Range 1 East, Section 34, Seward Meridian (Applicant: Shaun Krautkremer; Staff: Mark Whisenhunt).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS: Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

**Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.**