

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 21, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Stafford Glashan.

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

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. Patricia Chesbro, Assembly District #3, Vice-Chair
- Mr. Michael Rubeo, Assembly District #4
- Mr. Stafford Glashan, Assembly District #6, Chair
- Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

- Mr. Chris Elder, Assembly District #5

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Mr. Jason Ortiz, Development Services Manager
- Ms. Denise Michalske, Assistant Borough Attorney
- Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

II. APPROVAL OF AGENDA

Chair Glashan 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 Mr. Mark Whisenhunt.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: 02/28/2022 and 03/07/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

GENERAL CONSENT: The consent agenda was approved as amended 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

Resolution PC 22-04

A conditional use permit in accordance with MSB 17.17 – Denali State Park Special Land Use District: for the operation of a commercial use (horse and wagon rides) at 10578 E. Walter Harper Way, Tax ID # 29N05W33D012 & 29N05W33D028; within Township 29 North, Range 5 West, Section 33 Seward Meridian (Applicant: Steve Van Troba, dba D & S Alaskan Trail Rides; Staff: Mark Whisenhunt, Planner II).

Chair Glashan read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended denial of the resolution.

Commissioners questioned staff regarding:

- meeting MSB standards; as-built; and private lot line code

Chair Glashan invited the applicant to provide an overview of their application.

- Mr. Van Troba, applicant, provided an overview of their application.

Commissioners questioned the applicant regarding:

- History of permit in the 90's; moving the barn; business clients; as-built; permissions to use Boy Scout's and state park property; gold claim; and typical ride length.

Chair Glashan opened the public hearing.

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

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 22-04. The motion was seconded.

Discussion ensued

VOTE: The main motion failed with Commissioner Glenn and Allen in favor.
2 Yes; 4 No

MOTION: Commissioner Chesbro moved to approve Planning Commission Resolution 22-12. The motion was seconded.

VOTE: The motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution PC 22-07 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance increasing the separation distance between gravel extraction and the seasonal high water table from four feet to ten feet (Staff: Alex Strawn, Planning and Land Use Director).

Chair Glashan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- Reclamation; notification to gravel pit owners

Chair Glashan opened the public hearing.

The following persons spoke in opposition of Planning Commission Resolution 22-07: Mr. James Molhaney

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

MOTION: Commissioner Chesbro moved to approve Planning Commission Resolution 22-07. The motion was seconded.

Discussion ensued

VOTE: The main motion failed without objection.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 22-14. The motion was seconded.

VOTE: Motion 22-14 passed without objection.

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. Upcoming Planning Commission Agenda Items (*Staff: Jason Ortiz*)
(*Commission Business was presented, and no comments were noted.*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Denise Mechalske: Reminded of quasi-judicial matters; they should not be discussed.

Commissioner Chesbro: We make decisions we do not like to make.

Alex Strawn: Items could come before the commission in a quasi-judicial case in the future; do not discuss.

Commissioner Glashan: Echo Commissioner Chesbro's comments

XVI. ADJOURNMENT

The regular meeting adjourned at 7:13 p.m.



STAFFORD GLASHAN
Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 04-04-2022