

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1
Richard Allen, District 2
Patricia Chesbro, District 3, Vice-Chair
Mike Rubeo, District 4
VACANT, District 5
Stafford Glashan, District 6, Chair
Curt Scoggin, 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*

April 4, 2022
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 msb.planning.commission@matsugov.us.

TELEPHONIC TESTIMONY:

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Friday before the meeting.)

- 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

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

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: 03/21/22

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution PC 22-05

A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit (CUP) for a marijuana retail facility located at 2888 South Clapp Street, Tax ID# 1011B01T001-2; within Township 17 North, Range 1 West, Section 19, Seward Meridian, Public Hearing: April 18, 2022 (Applicant: Kerby Comen for Green Degree; Staff: Peggy Horton, Planner II).

Resolution PC 22-09

A conditional use permit in accordance with MSB 17.60 – Conditional Uses, allowing for the operation of a marijuana retail facility located at 2893 S. Big Lake Road, Unit #4, Tax ID #1783B04L001; within Township 17 North, Range 3 West, Section 21, Seward Meridian, Public Hearing: April 18, 2022 (Applicant: Jolyn Jillson, dba The Green Spot, LLC; Staff: Mark Whisenhunt, Planner II).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution PC 22-13

A resolution of the Matanuska-Susitna Borough Planning Commission recommending adoption of the Matanuska-Susitna Borough 2022 Official Streets and Highways Plan update, Public Hearing: April 18, 2022 (Staff: Adam Bradway, Planner II).

Resolution PC 22-16

A resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly adoption of an ordinance amending MSB 17.05 to exclude the Port MacKenzie Special Use District, Public Hearing: April 18, 2022 (Staff: Tracy McDaniel, Real Property Analyst).

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

Resolution PC 22-15

A resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly approval of the dual land classification of a borough-owned parcel for forest management and general purpose (MSB007874) (Staff: Joe Metzger, Land Management Specialist).

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*).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

A. Susitna Basin Recreation Rivers Advisory Board Seat

XIV. COMMISSION BUSINESS:

A. 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.