

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.

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on April 4, 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. 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. Richard Allen, Assembly District #2
Ms. Patricia Chesbro, Assembly District #3, Vice-Chair
VACANT, Assembly District #5

Staff in attendance:

Mr. Jason Ortiz, Development Services Manager
Ms. Denise Michalske, Assistant Borough Attorney
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk
Mr. Joseph Metzger, Planner II

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. Joe Metzger.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: 03/21/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

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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

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).

Chair Glashan read the resolution title into the record.

Mr. Metzger provided a staff report.

Commissioners questioned staff regarding:

- Attempt in 2014/2015 of fair market value sale for shooting range.

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 Rubeo moved to approve Planning Commission Resolution 22-15. The motion was seconded.

No Discussion

VOTE: The main motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)
(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(There was no correspondence and information.)

X. PUBLIC HEARING LEGISLATIVE MATTERS
(There was no correspondence and information.)

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

XII. UNFINISHED BUSINESS
(There was no unfinished business.)

XIII. NEW BUSINESS

A. Susitna Basin Recreation Rivers Advisory Board Seat
Chair Glashan will hold the seat.

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

Commissioner Glashan: Thanks for the honor of another position.


XVI. ADJOURNMENT

The regular meeting adjourned at 6:14 p.m.



STAFFORD GLASHAN, Planning
Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 04-18-2022