

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on April 18, 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. Bill Kendig, Assembly District #5*
- Mr. Stafford Glashan, Assembly District #6, Chair
- Mr. Curt Scoggin, Assembly District #7

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. Mark Whisenhunt, Planner II
- Ms. Peggy Horton, Planner II

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Glashan inquired if there were any changes to the agenda.

Commissioner Chesbro requested to remove Item 10.A. Resolution 22-13, Official Street and Highways Plan Update.

There were no objections.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Peggy Horton.

IV. CONSENT AGENDA

- A. Minutes Regular Meeting Minutes: 04/04/2022
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE 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 22-05 A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit 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 (Applicant: Kerby Comen for Green Degree; Staff: Peggy Horton, Planner II).

Chair Glashan read the resolution title into the record.

Recess at 6:04 p.m. to contact Applicant, Kerby Comen.
Returned at 6:11 p.m.

Commissioner Kendig recused himself. Members of Planning Commission did not object.

Ms. Horton provided a staff report:

- staff recommended approval of the resolution with conditions.

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

Mr. Comen, applicant, provided an overview of the application.

Commissioners questioned the applicant regarding:

- Commissioner Allen: Why are you moving your store? Just the retail side or both?

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 Chesbro moved to approve Planning Commission Resolution 22-05. The motion was seconded. by Commissioner Allen.

Discussion ensued

VOTE: The main motion passed without objection.

Resolution PC 22-09 A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit 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 (Applicant: Jolyn Jillson, dba The Green Spot, LLC; Staff: Mark Whisenhunt, Planner II).

Chair Glashan read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- AMCO requirements; hours

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

Ms. Joslyn Jillson, applicant, stated that she had nothing further to add and would answer questions.

Commissioners questioned the applicant regarding:
hours of operation and reason for moving location.

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 Chesbro moved to approve Planning Commission Resolution 22-09. The motion was seconded.

No Discussion

VOTE: The main motion passed without objection.

X. 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 (Staff: Adam Bradway, Planner II).
Pulled from Agenda during Consent Agenda.

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 (Staff: Tracy McDaniel, Real Property Analyst).

Chair Glashan read the resolution title into the record.

Ms. McDaniel provided a staff report.

Commissioners questioned staff regarding:

- Parcels of personal property are near the parcel; administrative permit; public comment period; public notice; fuel pipeline possibilities along property line.

Mr. Whisenhunt spoke regarding the Port district being zoned Industrial. 17.05 is for residential issues.

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

MOTION: Commissioner Glenn moved a primary amendment to add language as follows:

17.05.040 TYPE II ESSENTIAL SERVICE UTILITY.

(A) All proposed Type II essential service utilities shall require a public involvement program in accordance with a public participation plan as submitted by the utility in all areas of the borough excluding the cities of Houston, Palmer, ~~and~~ Wasilla, and the Port MacKenzie Special Use District Boundary.

The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed.
Yes: Commissioners Glenn, Scoggin, Allen, Chesbro, Rubeo, Kendig
No: Commissioner Glashan

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: Alex Strawn)*

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Chesbro: Thanked staff

Commissioner Glashan: Welcome Commissioner Kendig.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:11p.m.



STAFFORD GLASHAN,
Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: May 2, 2022