

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 2, 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 Vice-Chair Patricia Chesbro.

**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. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

- Mr. Stafford Glashan, Assembly District #6, Chair

Staff in attendance:

- Ms. Peggy Horton, Planner II
- Mr. Adam Bradway, Planner II
- Mr. Emerson Krueger, Natural Resource Manager
- Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

Vice-Chair Chesbro 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. Adam Bradway.

**IV. CONSENT AGENDA**

- A. Minutes Regular Meeting Minutes: May 2, 2022
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 22-13** 2022 Official Streets and Highways Plan Update, Public Hearing: June 6, 2022, (Staff: Adam Bradway).

**Resolution 22-18** MSB Subdivision Construction Manual Update, Public Hearing: June 6, 2022, (Staff: Alex Strawn).

GENERAL CONSENT: The consent agenda was approved without objection.

**V. COMMITTEE REPORTS**  
*(There were no committee reports.)*

**VI. AGENCY/STAFF REPORTS**  
Adam Bradway, Planner II, presented the MSB Planning and Land Uses Viewer.

**VII. LAND USE CLASSIFICATIONS**

**Resolution 22-17** A resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly approval of the reclassification of a borough-owned parcel, Tax ID #20N04W08A001, (Staff: Emerson Krueger, Natural Resource Manager).

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-17. 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**

Commissioner Kendig recused himself – left room at 6:21pm

**Resolution 22-08** A conditional use permit in accordance with MSB 17.60 – Conditional Uses for a marijuana cultivation facility located at 3097 South Sylvan Lane, Tax ID #6315B01L011 & 6315B01L012 (Lot 11A); within Township 17 North, Range 2 West, Section 22, Seward Meridian, (Applicant Ryan McKay and Jana Weltzin for AK Legacy Genetics; Staff: Peggy Horton).

Vice-Chair Chesbro read the resolution title into the record.

Ms. Horton provided a staff report:

- staff recommended approval of the resolution with conditions.

Vice-Chair Chesbro invited the applicant or their representative to provide an overview of their application.

Ms. Weltzin, representative for the applicant, and Ryan McKay, applicant, provided an overview of their application.

Commissioners questioned the applicant regarding:

- Exhaust systems – sealed system: recirculating, recycling are within;
- Growth facility/retail facility

Vice-Chair Chesbro opened the public hearing.

The following persons spoke in opposition of Planning Commission Resolution 22-04:

Lisa Day, Wendy Richardson, Chris Schmidt, Alton Schmidt, Pat Martin, Philip Bledsoe, Jared Carson,

Vice-Chair Chesbro invited the applicant to respond to questions and statements from the audience.

Mr. McKay provided information on how the water process will work and odor process. Extended an invitation to the neighborhood to see how the facility operates. Offer full transparency.

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

**MOTION:** Commissioner Allen moved to approve Planning Commission Resolution 22-08. The motion was seconded.

Discussion ensued

**VOTE:** The main motion passed with one Commissioner Glenn opposed.  
Yes: Commissioner Allen, Commissioner Scoggin, Commissioner Rubeo, Commissioner Chesbro  
No: Commissioner Glenn

Commissioner Kendig returned to meeting at 7:12pm

**Resolution 22-11** A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses for the operation of a convenience market with gas pumps and alcoholic beverage package store called Valley Country Store #4, located at 3068 South Trunk Road, Tax ID #8150000L001B; within Township 17 North, Range 1 East, Section 16, Seward Meridian, (Applicant: Matt Gittlein for KG Enterprises, LLC; Staff: Peggy Horton).

Vice-Chair Chesbro read the resolution title into the record.

Ms. Horton provided a staff report:

- staff recommended approval of the resolution with conditions.

Vice-Chair Chesbro invited the applicant, or their representative to provide an overview of their application.

Mr. Matt Gittlein, applicant, and the applicants Civil Engineer, Tim Alley, provided an overview of their application.

Commissioners questioned the applicant regarding:  
(No questions were asked)

Vice-Chair Chesbro opened the public hearing.

There were no persons to be heard.

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

**MOTION:** Commissioner Allen moved to approve Planning Commission Resolution 22-11.  
The motion was seconded.

Discussion ensued

**VOTE:** The main motion passed without objection.  
Yes: Commissioner Rubeo, Commissioner, Kendig, Commissioner Allen, Commissioner Glenn, Commissioner Scoggin, Commissioner Chesbro

**Resolution 22-10** A conditional use permit in accordance with MSB 17.61 – Core Area for the operation of a convenience market with gas pumps and alcoholic beverage package store called Valley Country Store #4, located at 3068 South Trunk Road, Tax ID #8150000L001B; within Township 17 North, Range 1 East, Section 16, Seward Meridian, (Applicant: Matt Gittlein for KG Enterprises, LLC; Staff: Peggy Horton).

Vice-Chair Chesbro read the resolution title into the record.

Ms. Horton provided a staff report:

- staff recommended approval of the resolution with conditions. .

Vice-Chair Chesbro invited the applicant or their representative to provide an overview of their application.

Mr. Gettlein, applicant, provided an overview of their application.

Vice-Chair Chesbro opened the public hearing.

The following persons spoke in favor of Planning Commission Resolution 22-10:  
Mr. August Manelisk and Ms. Emma Greenwood-Duran

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

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-10.  
The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.  
Yes: Commissioner Allen, Commissioner Scoggin, Commissioner Rubeo,  
Commissioner Kendig, Commissioner Chesbro, Commissioner Glenn

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**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**

**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:41 p.m.

  
STAFFORD GLASHAN, Planning  
Commission Chair

ATTEST:

  
KAROL RIESE, Planning Commission Clerk

Minutes approved: 06-06-2022