

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on June 19, 2023, 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 C.J. Koan.

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 */telephonic
Ms. C. J. Koan, Assembly District #3
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent was:

Mr. Michael Rubeo, Assembly District #4

Staff in attendance:

Ms. Peggy Horton, Planner II
Mr. Jason Ortiz, Development Services Manager
Mr. Alex Strawn, Planning and Land Use Director
Ms. Denise Michalske, Assistant Attorney
Ms. Corinne Lindfors, Development Services Division Administrative Specialist

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan 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 Commissioner Fernandez.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: June 05, 2023

Chair Koan makes corrections to the minutes, pg 2 of 5, to replace Co-Chair Allen with Vice Chair Allen.

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 23-24 A conditional use permit in accordance with MSB 17.61 – Core Area, to operate a school bus facility (bus barn) within the Core Area Planning Boundary. The site is located at 1600 & 1672 South Tanya Court, Tax ID #7964000L002 & 8193000L009A, within Township 17 North, Range 1 East, Section 16, Seward Meridian; Public Hearing: July 17, 2023 (Applicant: Dowl Engineering; Staff: Peggy Horton, Planner II)

Resolution 23-25 A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage uses for an alcoholic beverage dispensary (bar) known as, Meier Lake Event Center, located at 6059 Wasilla-Fishhook Road, Tax ID #18N01E16B020, within Township 18 North, Range 1 East, Section 16, Seward Meridian; Public Hearing: July 17, 2023 (Applicant: Marissa Senna for Meier Lake Event Center; Staff: Rick Benedict, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 23-26 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt Ordinance No. 23-065 amending the Beverly Lake, Lake Management Plan; Public Hearing July 17, 2023 (Staff: Kelsey Anderson, Planner III)

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 - *(There were no land use classifications.)*

VIII. AUDIENCE PARTICIPATION **(Three minutes per person.)**

The following persons spoke regarding waterbody setbacks. Jean Holt

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

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

XII. UNFINISHED BUSINESS

Resolution 23-27 A resolution of the Matanuska-Susitna Borough Planning Commission, opposing the renaming of a geographic feature within the Matanuska-Susitna

Borough from Lion Head to Natsede'aayi within Township 20 North, 10 East, Section 32 & 33, Seward Meridian; (Staff: Peggy Horton, Planner II)

Chair Koan read the resolution title into the record.

MOTION: Commissioner Fernandez moved to approve Planning Commission Resolution 23-27. The motion was seconded. by Commissioner Glenn

Discussion ensued

VOTE: The main motion passed with 5-1, Commissioner Glenn voting no.

Resolution 23-28 A resolution of the Matanuska-Susitna Planning Commission opposing the adoption of an ordinance of the Matanuska-Susitna Borough Assembly amending MSB 17.55 to allow structures to be constructed within 75 feet of a waterbody, so long as certain engineering standards to protect water quality are applied. (Staff: Alex Strawn, Planning and Land Use Director)

Chair Koan read the resolution title into the record.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 23-28. The motion was seconded. by Commissioner McCabe.

Discussion ensued and Director Strawn provided clarification.

VOTE: The main motion passed without objection.

Resolution 23-23 A resolution of the Matanuska-Susitna Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt an ordinance adding Chapter 17.11 – Sex Offenders, to prohibit registered sex offenders from establishing permanent residence within 1,000 feet of schools, daycare facilities, and public parks. (Staff: Alex Strawn, Planning and Land Use Director)

Chair Koan read the resolution title into the record. The Main motion is still on the floor. Is there any further discussion?

Discussion ensued

VOTE: The Main motion fails 5-1, with Commissioner Scoggin voting Yes.

Resolution 23-29 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Failure of an Ordinance Adding Chapter 17.11 – Sex Offenders, to Prohibit Registered Sex Offenders from Establishing Permanent Residence within 1,000 Feet of Schools, Daycare Facilities, and Public Parks.

Jason Ortiz, Development Services Manager, read the resolution title into the record.

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 23-29. The motion was seconded by Commissioner McCabe.

Discussion ensued

VOTE: The Motion passes 5-1, with Commissioner Scoggin voting no.

XIII. NEW BUSINESS -None

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: Glenn, No Comment

Commissioner: Fernandez-No Comment

Commissioner: McCabe-See everyone in 4 weeks

Commissioner: Scoggin expresses opinions and concerns over sex offender resolution.

Development Services Manager, Jason Ortiz: Comments on the next meeting and gives a reminder of Quasi-Judicial rules


XVI. ADJOURNMENT

The regular meeting adjourned at 6:41 p.m.



C. J. KOAN
Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: _____