

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on August 7, 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 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 *
Ms. C. J. Koan, Assembly District #3
Mr. Michael Rubeo, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Richard Allen, Assembly District #2

Staff in attendance:

Ms. Peggy Horton, Planner II
Mr. Jason Ortiz, Development Services Manager
Mr. Alex Strawn, Planning and Land Use Director
Ms. Shannon Bodolay, Assistant Attorney
Ms. Julie Spackman, Planning and Land Use Administrative Assistant
Ms. Karol Riese, Planning Commission Clerk *

*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 with one amendment without objection.

Received a request for continuance from DOWL on behalf of Durham Bus Barn until September 18, 2023.

MOTION: Commissioner Scoggin made a motion to postpone Resolution 23-24 to September 18, 2023. Motion was seconded by Commissioner Rubeo.

VOTE: Motion passed without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Fernandez.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: June 19, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 23-33 A Conditional Use Permit in Accordance with MSB 17.17 – Denali State Park Special Land Use District to Operate a Commercial Use (Horse & Wagon Rides). Located at 10578 East Walter Harper Way, Tax ID #29N05W33D012 & 29N05W33D028, within Township 29 North, Range 5 West, Section 33, Seward Meridian; Public Hearing: August 21, 2023 (Staff: Peggy Horton, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 23-20 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending the Matanuska-Susitna Borough Assembly Adoption of the 2023 Coordinated Human Services Transportation Plan Update; Public Hearing: August 21, 2023 (Staff: Maija DiSalvo, Planner II)

Resolution 23-30 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending the Approval of an Ordinance Adopting the Bicycle and Pedestrian Plan. Public Hearing: August 21, 2023 (Staff: Kelsey Anderson, Planner III)

Resolution 23-04 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval of an Ordinance Amending MSB 17.05 Essential Service Utilities Providing Additional Process and Standards for Approval; Public Hearing: August 21, 2023 (Staff: Alex Strawn, Planning and Land Use Director)

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 people spoke against Resolution 23-04, Essential Services Utilities: Bill Kendig and Jon Sinclair.

There being no one else to be heard, Chair Koan closed Audience Participation.

IX. 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 (Applicant: DOWL Engineering; Staff: Peggy Horton, Planner II)

Resolution 23-24 was moved to be heard at the September 18, 2023 Planning Commission meeting during Approval of the Agenda.

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 (Applicant: Marissa Senna for Meier Lake Event Center; Staff: Peggy Horton, Planner II)

Chair Koan read the resolution title into the record.

Ms. Horton provided a staff report.

Commissioners questioned staff regarding:

Chair Koan asked the applicant if they had anything to add: Marissa Senna for Meier Lake Event Center said they were pleased with what Peggy Horton presented.

Chair Koan opened the public hearing.

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

Ms. Horton stated that they had nothing further to add.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 23-25. The motion was seconded. by Commissioner McCabe.

Discussion ensued

VOTE: The main motion passed without objection.

X. 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; (Staff: Alex Strawn, Planning & Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 23-26: Zachary Reid questioned whether engines specified 2-stroke or 4-stroke.

Chair Koan invited staff to respond to questions and statements from the audience.

Mr. Strawn responded to questions and statements from members of the audience; the ordinance does not specify.

Mr. Strawn stated that they had nothing further to add.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 23-26. The motion was seconded. by Commissioner Scoggin.

Discussion ensued

VOTE: The main motion passed without objection.

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

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items *(Staff: Jason Ortiz, Development Services Manager)*

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Alex Strawn: Commissioner Rubeo's last meeting; appreciated your services.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
August 7, 2023**

Jason Ortiz: Thank you Commissioner Rubeo; September 18 Work Session – items you would like to discuss at this work session; welcomed Julie Spackman, Administrative Assistant.

Commissioner Glenn: Sorry to see Mr. Rubeo leaving us; appreciate his time.

Commissioner Fernandez: Gratitude to the entire staff.

Commissioner Rubeo: Appreciate the experience of being on this board.

Commissioner Koan: You all have done a great job keeping us on track; Karol and Corinne, we miss you.

Shannon Bodolay: Work Session date and time – might want to think about what will be on the Agenda for the meeting.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:35 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



CORINNE LINDFORS
Planning Commission Clerk

Minutes approved: August 21, 2023