

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on September 18, 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  
Mr. Richard Allen, Assembly District #2  
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 and excused were:

Mr. Andrew Shane, Assembly District #4

Staff in attendance:

Ms. Peggy Horton, Planner II  
Mr. Rick Benedict, Planner II  
Mr. Jason Ortiz, Development Services Manager  
Mr. Alex Strawn, Planning and Land Use Director\*  
Ms. Shannon Bodolay, Assistant Attorney  
Ms. Karol Riese, Planning Depart. Administrative Specialist/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 without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner McCabe.

**IV. CONSENT AGENDA**

A. Minutes Regular Meeting Minutes: August 21, 2023

**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 23-32** A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the operation of a marijuana cultivation facility known as, Green Go, located at 2323 E. Palmer Wasilla Highway, Tax ID #17N01W11A020, within township 17 North, Range 1 West, Section 11, Seward Meridian; Public Hearing: October 2, 2023 (Applicant: Sandra Millhouse for Green Go., LLC; Staff: Rick Benedict, Planner II)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

**Resolution 23-34** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance adopting MSB 2.29.110 – Procedures for Appeals, Requests for Correction, or Requests for Exemption under MSB 17.11 – Sex Offenders; and amending MSB 17.11.080 – Appeals, to reference the appeal procedures for MSB 2.29.110; Public Hearing: October 2, 2023 (Staff: Alex Strawn, Planning and Land Use Director)

**Resolution 23-35** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB Title 15 relating to the Planning Commission; Public Hearing: October 2, 2023 (Staff: Alex Strawn, Planning and Land Use Director)

**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.)***

GENERAL CONSENT: The consent agenda was approved without objection.

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

**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)

Chair Koan read the resolution title into the record.

Chair Koan read the ex-parte memo asking questions of the Planning Commissioners.

Staff presented their staff report.

Applicant provided a presentation

Commissioners questioned staff regarding:

- Commissioner Koan – combining parcels to one

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 23-24: Austin Burrill in opposition to Resolution 23-24

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

**MOTION:** Commissioner Allen moved to approve Planning Commission Resolution 23-24. The motion was seconded by Commissioner Scoggin

No Discussion ensued

**VOTE:** The main motion passed without objection.

**Resolution 23-31** A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses; for the operation of a Marijuana Retail Facility known as Talkeetna Connection, located at 39209 South Talkeetna Spur Road, Tax ID #24N04W29D002; within Township 24 North, Range 4 West, Section 29, Seward Meridian (Applicant: Talkeetna Connection; Staff: Rick Benedict, Planner II)

Chair Koan read the resolution title into the record.

Chair Koan read the ex-parte memo asking questions of the Planning Commissioners.

Staff presented their staff report.

Commissioners questioned staff regarding:

- Commissioner Allen: How many retail facilities are in Talkeetna
- Commissioner Glenn: 1 year to get driveway up to specification per DOT standards

Chair Koan opened the public hearing.

There being no one 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 23-31. The motion was seconded by Commissioner Fernandez.

No Discussion ensued



VOTE: The main motion passed without objection.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**XI. CORRESPONDENCE AND INFORMATION**

A. Planning Commission Training Work Session – October 30 starting at 4:00 – 6:00 P.M.

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

**XIII. 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**

Jason Ortiz: New member, Andrew Shane; Legislative moving forward – one coming forward is adding two members; removing TRS when there is an actual address (Commissioner Glenn: Asked the attorney her thoughts. Commissioner Fernandez: having both is beneficial – especially for real estate industry. Commissioner Koan: legal definition would have to think that through.)

Commissioner Glenn: Spent day with drone facility – setting up at Palmer Airport – should be here in Palmer by the 1<sup>st</sup> of November. Building hangar in Nenana.

Commissioner Allen: Thank you for sharing that Commissioner Glenn, this is for delivering to Western Alaska.

Commissioner McCabe: That is really exciting. Happy hunting for the last week of moose season.

Commissioner Fernandez: Appreciate the time spent whether short or long in the room together. Look forward to working with you all.

Commissioner Koan: Thank you to you all. I am looking forward to the training.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:55 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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KAROL RIESE, Planning Commission Clerk

*Minutes approved: October 2, 2023*