

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on October 2, 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 establish a quorum:

Mr. Richard Allen, Assembly District #2
Ms. C. J. Koan, Assembly District #3
Mr. Andrew Shane, 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. Doug Glenn, Assembly District #1

Staff in attendance:

Mr. Rick Benedict, Planner II
Mr. Alex Strawn, Planning and Land Use Director
Ms. Kim Sollien, Planning Services Manager
Ms. Denise Michalske, Assistant Attorney
Ms. Corinne Lindfors, Development Services Division Administrative Specialist*
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 Allen.

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: September 18, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 23-36 A Conditional Use Permit for the construction of four meteorological towers, located within Township 16 North, Range 9 West, Sections 8 and 19; Township 16 North, Range 10 West, Section 25; and Township 17 North, Range 9 West, Section 23, Seward Meridian; Public Hearing:

October 16, 2023 (Applicant: Andrew McDonnell of Little Mount Susitna Wind LLC; Staff: Peggy Horton, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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.)
*(There were no persons to be heard.)***

IX. 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; (Applicant: Sandra Millhouse for Green Go., LLC; 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.

Sandra Millhouse presented additional information regarding the application.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 23-32. The motion was seconded by Commissioner McCabe.

No discussion

VOTE: The main motion passed without objection.

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

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners had no questions.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 23-34:

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 23-34. The motion was seconded by Commissioner Scoggin

No discussion ensued

VOTE: The main motion passed without objection.

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 (Staff: Alex Strawn, Planning and Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- Commissioner Fernandez: Provisions giving city representatives more rights than borough representatives?
- Commissioner Allen: Is there a process on how the cities put forward names? That would come through the city council.
- Commissioner McCabe: Is the Mayor obligated to pick from the names that are provided?
- Commissioner Shane: Is there anywhere that there would be conflict in representing the same place?

- Commissioner McCabe: If you have two people from the same area, could they potentially weight decisions?

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 23-35:

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

MOTION: Commissioner Fernandez moved to approve Planning Commission Resolution 23-35. The motion was seconded by Commissioner McCabe.

No 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 - *(There was no new business.)*

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items
- B. School Site Selection Committee Seat – Vote/Election

Commissioner Fernandez would like to volunteer.

Chair Koan asked if there were any objections.

VOTE: The main motion passed without objection.

- C. Joint Assembly/Planning Commission Meeting – Tuesday, October 10
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Fernandez: The idea of learning more information about how a specific type of committee would make a recommendation for selecting a school fascinates me. As for NSEW – I’m a real estate broker; if I want to find you, I’m going to find you.

Commissioner Allen: Welcome, Commissioner Shane.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
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- Commissioner McCabe: Welcome, Commissioner Shane, and thank you, Commissioner Fernandez, for stepping up.
- Commissioner Shane: Happy to be here. Thank you for the warm welcome, and I look forward to working with you all.
- Commissioner Koan: Thank you to Commissioner Fernandez for doing that; it has come up a couple of times, so it is good to have a name on the list. Commissioner Shane, welcome. I hope you see we are all not perfect at this and we are able to survive it so you will do fine. Good to have you on board.

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: October 16, 2023