

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on January 15, 2024, 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
- Mr. Andrew Shane, Assembly District #4
- Ms. Linn McCabe, Assembly District #5

Planning Commission members absent and excused were:

- Mr. Curt Scoggin, Assembly District #7

Planning Commission members unexcused were:

- Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

- Mr. Jason Ortiz, Development Services Manager
- Mr. Alex Strawn, Planning and Land Use Director\*
- Ms. Denise Michalske, Assistant Attorney
- Ms. Erin Dooling, 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 Glenn.

**IV. ELECTIONS**

- A. Chair

MOTION: Commissioner McCabe nominated Commissioner Koan for chair; Commissioner Glenn seconded.

VOTE: Unanimous

B. Vice-Chair

MOTION: Commissioner Glenn nominated Commissioner Shane for vice-chair; Commissioner McCabe seconded.

VOTE: Unanimous

**V. CONSENT AGENDA**

A. MINUTES

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B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

**VI. COMMITTEE REPORTS - (There were no committee reports.)**

**VII. AGENCY/STAFF REPORTS - (There were no Agency/Staff Reports.)**

A. Borough-Wide Comprehensive Plan Update  
(Staff: Kelsey Anderson, Senior Planner)

Ms. Anderson presented on the Community Survey results on the Borough-Wide Comprehensive Plan

**VIII. PUBLIC HEARING: LAND USE CLASSIFICATIONS**

**Resolution 24-01** A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval of an Ordinance Classifying Borough Lands for Purpose of Inclusion in the 2024 Competitive Bid Land Sale (MSB008023)  
(Staff: Lisa Gray, Land Management Agent)

Chair Koan read the resolution title into the record.

Ms. Gray provided a staff report.

Commissioners questioned staff regarding:

- Transition to online; Borough finance

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-01: Greg Jones (Willow Community – Long Lake Road property in sale) – process concern; Mr. Hancock – (Long Lake Road property in sale) general use property; Barbara Laucius (Long Lake Road property for sale).

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

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

Ms. Gray discussed the land classification definition (internal tool). Assembly resolution to start process to offer properties in a land sale.

Commissioner questioned staff: advertising; classification change; process to classify; bordering property; process to determine properties up for sale; trash on vacant property;

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 24-01. The motion was seconded. by Commissioner McCabe.

Discussion ensued

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

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

**X. PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

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

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

**XIV. COMMISSION BUSINESS**

A. Approval of 2024 Planning Commission Meeting Calendar

Mr. Ortiz, provided information regarding the upcoming meeting schedule. Cancellation of February 5 on the tentative schedule and adding the special meeting on February 12 at 4:00 p.m. for Borough-Wide Comprehensive Plan Proposed Goals.

B. Upcoming Planning Commission Agenda Items  
*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Glenn: The borough is doing a great job plowing roads; we have snow; palmer airport is busy.

Commissioner McCabe: Happy New Year; thank you to CJ Koan and Andrew Shane.

Commissioner Shane: Thank you for your nomination and vote; borough has done an amazing job plowing; there is a hotline to contact if you need help; Happy New Year.

Commissioner Allen: Happy New Year.

Jason Ortiz: Congratulations to Commissioner Allen on his reappointment; thank you Commissioner Shane for coming in to learn about what we do in the Planning Department.

Commissioner Koan: The meeting went pretty good; appreciate everyone and their time; appreciate you all for that; I agree the borough is doing well with plowing and the state needs some help.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:04 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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KAROL RIESE, Planning Commission Clerk

Minutes approved: 03-04-2024