

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on July 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 establish 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
Mr. Wilfred Fernandez, Assembly District #6*
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

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, Acting 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.

Chair McCabe moved to amend the agenda to remove the Roman numeral four subsection A. Minutes from June 17. Commissioner Glenn seconded the motion. The motion passed unanimously.

GENERAL CONSENT: The amended agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

Commissioner Scoggin led the pledge of allegiance.

IV. CONSENT AGENDA-N/A as there are no minutes or introductions.

V. COMMITTEE REPORTS - (There were no committee reports.)

VI. AGENCY/STAFF REPORTS

A. North Lakes Community Council Presentation by Rod Hanson

Planning Commissioners inquire of Mr. Hanson and Planning and Land Use Director Alex Strawn.

VII. LAND USE CLASSIFICATIONS - (There were no land use classifications.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-08 A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 4200 E. Snider Drive, Tax ID# 5274B03L007A. Public. (Applicant: Justin Benson, on behalf of Shoreline Cannabis; Staff: Rick Benedict, Current Planner)

Chair Koan read the resolution title into the record.

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

Staff: Peggy Horton provides the staff report and informs the Planning Commissioners that the applicant cannot be present and has requested to postpone the public hearing until the next meeting. Ms. Horton also requests that the commissioners address this request first.

Chair Koan calls for a verbal vote to postpone the public hearing until the August 5 meeting date.

The vote to postpone failed by the following vote:

No: 4 - Commissioner Koan, Commissioner McCabe, Commissioner Glenn, & Commissioner Scoggin

Yes: 2 - Commissioner Allen & Commissioner Fernandez

Jason Ortiz, Development Services Manager: Provides procedural instruction, and a motion must be made and seconded before a vote can be made.

MOTION: Commissioner Allen moved to postpone the public hearing for Resolution 24-08 until the August 5 meeting. The motion was seconded. by Commissioner Fernandez.

VOTE: The motion failed by the following vote:

No: 4 - Commissioner Koan, Commissioner McCabe, Commissioner Glenn, & Commissioner Scoggin

Yes: 2 - Commissioner Allen & Commissioner Fernandez

Staff: Peggy Horton provides additional comments and information on the code.

Jason Ortiz, Development Services Manager: Comments on the visibility of the school and the issue with the school appearing on some of the MSB mapping.

Commissioners continue to question staff regarding the school location, dates of operation, the possibility of a variance, and staff procedures for identifying school locations.

Jason Ortiz, Development Services Manager: Reads from Code 17.65.0.010 and explains a variance would not be possible.

Jana Weltzin, Counsel for the applicant, addresses the commissioners. She apologized for Mr. Benson's absence and provided a timeline of the efforts made by Mr. Benson.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-08:

Rod Cummings

Ms. Hanson*Telephonic participant

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

Jana Weltzin, Counsel for the applicant, addresses the commissioners.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 24-08. The motion was seconded. by Commissioner McCabe.

Discussion ensued: There are two Resolutions 24-08. One approves it, and one is denying it.

Chair Koan asks Commissioner Glenn which Resolution 24-08 his motion was for. 24-08 approving it or denying it.

Commissioner Glen clarified that his motion was to deny it. Commissioner McCabe seconds it.

Chair Koan called for any amendments, but no amendments were made.

Chair Koan asked if there were any objections. Commissioner Allen objected.

VOTE: The main motion recommending failure passed with the following vote:
Yes: 4 – Commissioner Glenn, Commissioner Koan, Commissioner McCabe, & Commissioner Scoggin
No: 2 – Commissioner Allen, Commissioner Fernandez

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-14 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending that the Assembly reactivate the South Lakes Community Council. (Staff: Julie Spackman, Long Range Planner)

Chair Koan read the resolution title into the record.

Julie Spackman, Long Range Planner, provided a staff report.

Commissioners questioned staff regarding the map and resident numbers for the South Lakes area.

Chair Koan invited the gentleman on the phone to speak.

Dan Kennedy, Vice Chair of the Board of Directors South Lakes Community Counsel, addresses the commissioners.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-14:

Ms. Hanson *telephonic participant

There being no one else 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 24-14. Commissioner McCabe seconded the motion.

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)*

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Director: Jason Ortiz reminds the commissioners about the quasi-judicial procedure, to be mindful of appeal times, and not to speak about them.

Commissioner Allen: No comments

Commissioner Glenn: No comments

Commissioner McCabe: No comments

Commissioner Scoggin: No comments

Commissioner Fernandez: No comments

Commissioner Koan: Get out there and enjoy the summer. Have a great night.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:08 p.m.



C J KOAN
Planning Commission Chair

ATTEST:

For 
CORINNE LINDFORS, Planning Commission Clerk

Minutes approved: 8/5/24