**MATANUSKA-SUSITNA BOROUGH**

**PLANNING COMMISSION AGENDA**

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| Edna DeVries, Mayor  PLANNING COMMISSION  Doug Glenn, District 1  Richard Allen, District 2  C. J. Koan, District 3 - Chair  Andrew Shane, District 4 – Vice-Chair  Linn McCabe, District 5  Wilfred Fernandez, District 6  Curt Scoggin, District 7 |  | Michael Brown, Borough Manager  PLANNING & LAND USE DEPARTMENT  Alex Strawn, Planning & Land Use Director  Maija DiSalvo, Planning Services Manager  Jason Ortiz, Development Services Manager  Fred Wagner, Platting Officer  Lacie Olivieri, Planning Clerk  *Assembly Chambers of the*  *Dorothy Swanda Jones Building*  *350 E. Dahlia Avenue, Palmer* |

October 21, 2024

REGULAR MEETING

6:00 p.m.

**Ways to participate in the meeting:**

**IN PERSON:** You will have 3 minutes to state your oral comment.

**IN WRITING:** You can submit written comments to the Planning Commission Clerk at [msb.planning.commission@matsugov.us](mailto:msb.planning.commission@matsugov.us).

**Written comments are due at noon on the Friday prior to the meeting.**

**TELEPHONIC TESTIMONY:**

* Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
* You will be automatically muted and able to listen to the meeting.
* When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear, “Your hand has been raised.”
* When it is your turn to testify, you will hear, “Your line has been unmuted.”
* State your name for the record, spell your last name, and provide your testimony.

**OBSERVE:** observe the meeting via the live stream video at:

* https://www.facebook.com/MatSuBorough
* Matanuska-Susitna Borough - YouTube

1. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
2. APPROVAL OF AGENDA
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA
5. MINUTES

Regular Meeting Minutes: October 7, 2024

1. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

**Resolution 24-31** A Conditional Use Permit In Accordance With MSB 17.30 — Conditional Use Permit For Earth Material Extraction Activities, For The Extraction Of Approximately 7,500,000 Cubic Yards Of Earth Material From An Extraction Site Of 153 Acres Within Three Parcels Totaling 235 Acres On 7955 E. Bogard Road, 3182 N. Trunk Road, 7801 E. Glade Court, Tax ID#S 18N01E27A002, 18N01E27D001, 18N01E27D002. (Applicant: Dan Steiner, P.E. For Central Gravel Products; Staff: Peggy Horton, Current Planner)

1. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
2. COMMITTEE REPORTS
3. AGENCY/STAFF REPORTS
4. LAND USE CLASSIFICATIONS
5. AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)
6. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

*Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

**Resolution 24-30** A Conditional Use Permit In Accordance With MSB 17.67 — Tall Structures Including Telecommunications Facilities, Wind Energy Conversion Systems, And Other Tall Structures, For Six Meteorological Towers Up To 197 Feet Tall, Located On Little Mount Susitna, Within Township 15 North, Range 9 West, Section 5, Township 16 North, Range 9 West, Sections 16, 29, 32 And 33, And Township 16 North, Range 10 West, Section 13, Seward Meridian. (Applicant: Chad Allen For Little Mount Susitna Wind, LLC; Staff: Rick Benedict, Current Planner)

1. PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 24-29** A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 To Clarify That Mobile Home Parks Are Not Permitted In The Matanuska-Susitna Borough. (Staff: Alex Strawn, Planning And Land Use Director)

1. CORRESPONDENCE & INFORMATION
2. UNFINISHED BUSINESS
3. NEW BUSINESS
4. COMMISSION BUSINESS
5. Upcoming Planning Commission Agenda Items
6. DIRECTOR AND COMMISSIONER COMMENTS
7. ADJOURNMENT (*Mandatory Midnight*)

**Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.**