

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on November 18, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

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
- Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

- Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk
- Ms. Peggy Horton, Current Planner

*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: October 21, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-32 A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

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 being no persons to be heard audience participation was closed without objection.

IX. 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)

Chair Koan read the resolution title into the record.

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

Ms. Peggy Horton presented their staff report.

Commissioners had no questions for staff.

Mr. Alex strawn clarified the options that the Commissioners have.

Discussion ensued.

MOTION: Commissioner Shane moved to postpone the public hearing to the requested date of February 3, 2025. The motion was seconded by commissioner McCabe.

Discussion ensued

VOTE: The main motion to postpone until February 3, 2025 passed without objection.

X. 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)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-29:
Rod Hanson, North Lakes Community Council.

There being no other persons to be heard audience participation was closed without objection.

MOTION: Commissioner Glenn moved Planning Commission Resolution 24-29. The motion was seconded by Commissioner Allen.

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: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No comment

Commissioner McCabe: No comment

Commissioner Scoggins: No Comment

Commissioner Shane: No comments


Commissioner Allen: No Comment

Alex Strawn: We are losing another pillar to the Planning Department, Maija DiSalvo. Jason Ortiz has been promoted to Deputy Director of the planning department.

Commissioner Koan: Hopefully election season will be done this week.

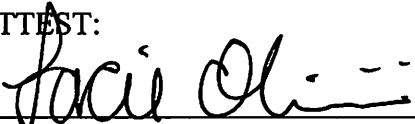
XVI. ADJOURNMENT

The regular meeting adjourned at 6:35 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 12/2/24