

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1
Richard Allen, District 2
C. J. Koan, District 3 – Chair
Michael Collins, District 4
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
Jason Ortiz, Planning & Land Use Deputy Director
Vacant, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION MEETING MINUTES February 3, 2025

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on February 3, 2025, 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.

Present: 6 – Commissioner Doug Glenn
Commissioner C.J. Koan
Commissioner Michael Collins
Commissioner Linn McCabe
Commissioner Wilfred Fernandez
Commissioner Richard Allen

Absent/Excused: 1 – Commissioner Curt Scoggin

Staff Present: 4 – Mr. Jason Ortiz, Planning and Land Use Department Deputy Director
Ms. Lacie Olivieri, Planning Department Admin
Ms. Peggy Horton, Current Planner
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Tom Adams, Public Works Director

II. APPROVAL OF AGENDA

Chair Koan inquired if there were any changes to the agenda.

Commissioner McCabe moved to amend the agenda to add an introduction of the new Commissioner under new business. The motion was seconded by Commissioner Doug Glenn.

GENERAL CONSENT: The agenda was approved as amended without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

- A. MINUTES: Regular Meeting Minutes - January 20, 2025
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS
(There were no introductions 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 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.

Staff, Ms. Peggy Horton, presented her staff report.

Commissioner Allen inquired about the times of trucking in coordination with school buses.

Ms. Peggy Horton stated that she would like to allow the applicant to address that question.

Chair Koan invited the applicant to present information.

Chair Koan inquired if commissioners had any questions for the applicant.

Commissioner Allen inquired about the times of trucking in coordination with school buses.

The owner of Central Gravel addressed the Commissioners question.

Chair Koan opened the public hearing.

The following persons spoke in regard to Planning Commission Resolution 24-31: Greg Sindt, Dave Cruz, Dave Cordie, Joel Stefanski, Neil Nardini, Verdie Bowen, William Munro, Jacob Brown, Rod Hanson - North Lakes Community Council, Craig Nelson, Carter Debach, Morgan Baker, Justin Short, Angie Lenard, Phil Markwardt, Daren Markwardt, Rudy Poglitsch, Spencer Audie, Jim Klauder, Tessa Reimer, Patrick Morin, Ashlee Carlson, Justin Metcalf, Tyler Marye, Mike Rolston

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

Chair Koan invited staff and the applicant to respond to the public comments.

The applicant addressed concerns about wetlands.

Chair Koan invited Tom Adams, Public Works Director, to answer questions about the Engstrom Trunk road connector.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 24-31. The motion was seconded by Commissioner McCabe.

Discussion ensued

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

(There were no introductions for public hearing legislative matters.)

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented and no comments were noted)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

Chair Koan welcomed Commissioner Collins. Commissioner Collins introduced himself.

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 Allen: Productive meeting today.

Commissioner Fernandez: No Comments.

Commissioner Glenn: Glad these guys got their permit and can move forward.

Commissioner McCabe: A lot of our experiences here are not nearly as fun or positive as what we experienced today. Thank you for having a stand-up business and doing a good job for the valley.

Commissioner Collins: The Community support for a small business like Central gravel and the impeccable record of the last 10 years dealing with federal agencies is amazing and what was testified earlier was unheard of so I continue to commend you on those efforts. And to the public that had concerns and came here to attend and comment it is very important as well for transparency. Thank you for your time and efforts. We appreciate it.

Commissioner Koan: Excellent meeting. I think the public was served well today.

Jason Ortiz: Welcome, Commissioner Collins. I hope you enjoyed the video of the drone footage. We will trim it up next time, and hopefully, the footage will give you a better view and perspective of the site. Kudos to the Current Planning staff for the footage. Keep in mind that this is a Quasi-judicial matter, and there is still an appeal period. Please refrain from discussing this until the appeal period is over.

XVI. ADJOURNMENT

The regular meeting adjourned at 8:00 p.m



C J KOAN
Planning Commission Chair

ATTEST: 

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 3/3/25