

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
Wade Long, 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 March 17, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on March 17, 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: 7 – Commissioner Doug Glenn

Commissioner C.J. Koan
Commissioner Michael Collins*
Commissioner Linn McCabe
Commissioner Wilfred Fernandez*
Commissioner Richard Allen
Commissioner Curt Scoggin

Absent/Excused: 0 –

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director
Ms. Lacie Olivieri, Planning Department Admin
Ms. Jamie Taylor, Civil Engineer
Mr. Rick Benedict, Current Planner
Ms. Shannon Bodolay, Assistant Borough Attorney

II. APPROVAL OF AGENDA

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

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

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Scoggin.

IV. CONSENT AGENDA

- A. MINUTES: Regular Meeting Minutes – March 3, 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 25-01 A Conditional Use Permit In Accordance With MSB 17.67 - Tall Structures Including Telecommunications Facilities, Wind Energy Conversion Systems, And Other Tall Structures, To Construct A 155-Foot-Tall Lattice Telecommunications Tower At 4075 S. Lindsey Circle, Tax ID# 17N03E30A012. (Applicant: Sierra Larson, New Horizons Telecom, Inc.; Staff: Rick Benedict, Current Planner)

Chair Koan read the Resolution title into the record.

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

Mr. Benedict presented his staff report.

Chair Koan invited the applicant to speak.

The commissioners posed questions to the applicant and staff.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 25-01.
The motion was seconded by Commissioner Scoggin.

Discussion ensued.

MOTION: Commissioner McCabe moved to amend Resolution 25-01 to reflect the staff's recommended changes. The motion was seconded by Commissioner Glenn.

VOTE: The amendment passed without objection

VOTE: The main motion passed as amended without objection.

Resolution 25-02	A Conditional Use Permit In Accordance With MSB 17.30 - Conditional Use Permit For Earth Materials Extraction Activities To Extract Approximately 1,028,000 Cubic Yards Of Gravel Over 10 Years Located At 4120 E. Brenda Avenue, Tax ID#1341000T001 And 4101 E. Fairview Loop, Tax ID#1341000T002. Within Harold Gershmel Subdivision. (Applicant: Paul Minnick, Big Dipper Construction Inc.; Staff: Rick Benedict, Current Planner)
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Chair Koan read the Resolution title into the record.

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

Mr. Benedict presented his staff report.

Chair Koan invited the applicant to speak.

The commissioners posed questions to the applicant and Mr. Benedict.

Chair Koan opened the public hearing.

The following people spoke regarding Planning Commission Resolution 25-02:
Angel O'Conner – in opposition
Dawn Macbeth – in opposition
Paul Minnick – Applicant

Staff addressed some of the public comments.

The applicant also addressed some of the public comments

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 25-02.
The motion was seconded by Commissioner McCabe.

Discussion ensued

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-03 A Resolution Of The Matanuska-Susitna Borough Planning Commission Supporting Assembly Adoption Of The Matanuska-Susitna Borough Safe Streets For All Comprehensive Safety Action Plan. (Staff: Jamie Taylor, Civil Engineer)

Chair Koan read the Resolution title into the record.

Ms. Taylor presented her staff report.

The commissioners posed questions to Ms. Taylor

The following people spoke regarding Planning Commission Resolution 25-03:
Timothy Alley – in support

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 25-03.
The motion was seconded by Commissioner Glenn.

Discussion ensued.

VOTE: The main motion passed without objection.

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

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: No Comment.

Commissioner Fernandez: Thank you staff and everyone that participated today.

Commissioner Glenn: No Comment.

Commissioner McCabe: No Comment.

Commissioner Collins: Appreciate everyone's time today and everyone being here.

Commissioner Koan: No Comment.

Commissioner Scoggin: No Comment.

Alex Strawn: Introduced the new Development Services manager

XVI. ADJOURNMENT

The regular meeting adjourned at 7:00 p.m


C J KOAN
Planning Commission Chair

ATTEST:


LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 4/21/25