

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 3, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on March 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: 7 – Commissioner Doug Glenn
Commissioner Richard Allen
Commissioner C.J. Koan
Commissioner Michael Collins
Commissioner Linn McCabe
Commissioner Wilfred Fernandez
Commissioner Curt Scoggin

Absent/Excused: 0

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director
Ms. Lacie Olivieri, Planning Department Admin

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 Fernandez.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – February 3, 2025

B. INTRODUCTION FOR 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, For New Horizons Telecom, Inc.; Staff: Rick Benedict, Current Planner)

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 The Harold Gershmel Subdivision. (Applicant: Paul Minnick, For Big Dipper Construction Inc.; Staff: Rick Benedict, Current Planner)

C. INTRODUCTION FOR 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)

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.)*

Esther Huddleston – Spoke about concerns with the Safe Streets For All Plan.

There being no other persons to be heard, Audience Participation was closed without objection.

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

(There were no public hearings for quasi-judicial matters.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

(There were no public hearings for legislative matters.)

XI. CORRESPONDENCE AND INFORMATION

BOAA Decision; PC Resolution 24-08 – Shoreline Cannabis
Alex Strawn gave an update.

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: No Comment

Commissioner Glenn: Happy to see all your smiling faces. It’s been a while.

Commissioner McCabe: Ditto, Good to see you guys

Commissioner Collins: No Comment

Commissioner Koan: The Waterbody Setback Board is coming to an end. If you have any questions comments or concerns please come talk to

Alex Strawn: New Development Services Manager, Wade Long. New Current Planner, Rebecca Skjothaug.

XVI. ADJOURNMENT
The regular meeting adjourned at 6:11 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 03/17/25