

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1 – Vice-Chair
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 April 21, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on April 21, 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 Scoggin

Staff Present: 3 – Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Ms. Denise Michalske, Assistant Borough Attorney
Mr. Jason Ortiz, Planning and Land Use Deputy Director
Ms. Lisa Gray, Land Management Agent

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 Collins.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – March 17, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS

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

Resolution 25-04 A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses For The Operation Of A Marijuana Retail Facility. The Proposed Location For Fort Green Alaska Is 7821 W Parks Highway, Tax ID# 1818000L001. (Applicant: Ryan McKay And Jana Wetzin; Staff: Natasha Heindel, Current Planner)

Chair Koan read the resolution title into the record.

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

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

Resolution 25-06 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.60 To Include Permit Requirements And Standards For Homeless Shelters. (Staff: Alex Strawn, Planning And Land Use Director)

Chair Koan read the resolution title into the record.

Resolution 25-07 A Resolution Of The Matanuska-Susitna Borough Planning Commission Supporting Assembly Adoption Of The 2025 Bogard/Seldon Corridor Access Management Plan. (Staff: Julie Spackman, Long Range Planner)

Chair Koan read the resolution title into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

Madam Mayor presented a proclamation and a coin of excellence to Chair CJ Koan.

VII. LAND USE CLASSIFICATIONS

Resolution 25-05 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of Land Located In The Core Area Known As Tax Account 18N01E31C013 As Reserved Use Land For The Purpose Of

An Emergency Services Facility. (MSB008189) (Staff: Lisa Gray,
Land Management Agent)

Chair Koan read the resolution title into the record.

Ms. Gray provided a staff report.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 25-05. The motion was seconded by Commissioner McCabe.

VOTE: The main motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

Randy Crosby – Administrative permit for gravel pit.
Edward Lafleur – Resolution 25-07

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

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

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

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: CJ, it has been a pleasure working with you. With your leadership we have gotten a lot done here. It has been a pleasure coming to this meeting. You are a really smart, hardworking lady and I hope you continue to use your talents for the public good. All the best.

Commissioner Fernandez: Thank you for your service. Serving on your planning commission with you as chair has been a great privilege. Getting to watch you work your magic has been informative and educational. I really appreciate you. You will be missed. Thank you.

Commissioner Glenn: We are going to miss you. We appreciate all your time. You have been great. Great to work with. I look forward to seeing you doing something else. Thank you.

Commissioner McCabe: Thanks for your service. And thanks for the future service you will continue to offer. It has been a pleasure.


Commissioner Collins: No comment

Commissioner Koan: Thanks to everybody. You will see me around.

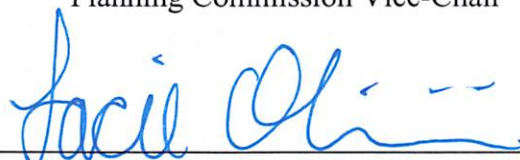
Wade Long: You are not the only one leaving, Peggy Horton will be retiring at the end of this month after 20 years of service here at the borough. She is also a veteran, so she has faithfully served her country and the borough. Thank you, CJ, for your service.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:27 pm


DOUG GLENN
Planning Commission Vice-Chair

ATTEST:


LACIE OLIVIERI
Planning Commission Clerk

Minutes approved:

5/5/25