

# MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

## PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair  
Richard Allen, District 2  
Vacant, District 3  
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 May 5, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on May 5, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Acting Chair Fernandez called the meeting to order at 6:00 p.m.

**Present:** 4 – Commissioner Michael Collins  
Commissioner Linn McCabe  
Commissioner Wilfred Fernandez  
Commissioner Curt Scoggin

**Absent/Excused:** 2 – Commissioner Richard Allen  
Commissioner Doug Glenn

**Staff Present:** 4 – Mr. Wade Long, Development Services Manager  
Mr. Alex Strawn, Planning and Land Use Department Director  
Ms. Lacie Olivieri, Planning Department Admin  
Mr. Rick Benedict, Current Planner  
Ms. Julie Spackman, Long Range Planner  
Ms. Denise Michalske, Assistant Borough Attorney

### II. APPROVAL OF AGENDA

Acting Chair Fernandez 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 – April 21, 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

**Resolution 25-09**      A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Modifying The Intent, Notification, And Appeal Process For MSB 17.05 – Essential Service Utilities. (Staff: Alex Strawn, Planning And Land Use Director)

Acting Chair Fernandez read the Consent Agenda into the record.

**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 25-04**      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)

Acting Chair Fernandez read the resolution title into the record.

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

Staff, Mr. Rick Benedict, presented his staff report.

Acting Chair Fernandez invited the applicant to present information.

Acting Chair Fernandez inquired if commissioners had any questions for the applicant.

Acting Chair Fernandez opened the public hearing.

There being no persons to be heard, Acting Chair Fernandez closed the public hearing, and the discussion moved to the Planning Commission.

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 25-04. The motion was seconded by Commissioner Scoggin.

**VOTE:** The main motion passed without objection.

#### **X. 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 – Conditional Uses, To Include Permit Requirements And Standards For Homeless Shelters. (Staff: Alex Strawn, Planning And Land Use Director)

Acting Chair Fernandez read the Resolution title into the record.

Mr. Alex Strawn presented his staff report.

The commissioners posed questions to Mr. Strawn

There being no persons to be heard, Acting Chair Fernandez closed the public hearing, and the discussion moved to the Planning Commission.

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 25-06. The motion was seconded by Commissioner Scoggin.

**VOTE:** The main motion passed without objection.

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

Acting Chair Fernandez read the Resolution title into the record.

Mr. Alex Strawn presented his staff report.

The commissioners posed questions to Mr. Strawn

The following people spoke regarding Planning Commission Resolution 25-07:

Mason Jordan

Renee Blake  
Adam Bradway

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

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 25-07. The motion was seconded by Commissioner Collins.

**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**

*(There was no new business.)*

**XIV. COMMISSION BUSINESS**

A. Elections – Commissioner Collins nominated Willfred Fernandez to be the new Chairman. The nomination was seconded by Commissioner McCabe. Willfred Fernandez accepted the nomination and became the new Planning Commission Chair.

B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*  
*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Fernandez: It is an Honor and a privilege to serve this community. I was born and raised here and have been involved with various boards and commissions with the Matsu borough. So, I appreciated the voted of confidence from my fellow commission members and I look forward to the year ahead. Thank you everyone for participating today. As always, we appreciate your feedback and we would encourage you to come back and speak more on any item that you deem important enough to attend.

Commissioner McCabe: Congratulations. Thank you for being willing to serve. Look forward to continuing to work with you.

Commissioner Collins: Congratulations on your appointment. It is well deserved that you have been on the commission for quite some time.

Commissioner Scoggin: On the CAMP plan some of those things may not happen and some of it is many many years out. There are concerns but you have to start

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somewhere and it is a management tool that has been put together but it is a long ways out.

Wade Long:

First, I'd like to thank Rick Benedict for filling in for Natasha to provide the staff report. Also, thanks to the staff for the dedicated, hard work they do to prepare the Resolutions. Especially congratulations to the new Planning Commission Chair, Commissioner Fernandez.

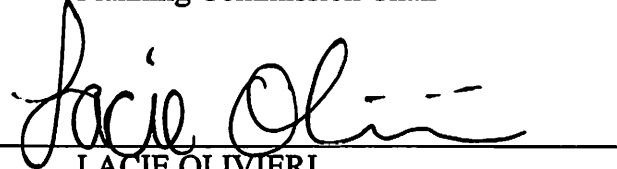
**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:42 p.m



WILFRED FERNANDEZ  
Planning Commission Chair

ATTEST:



LACIE OLIVIERI  
Planning Commission Clerk

Minutes approved: 5/19/25