MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
VACANT, 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
September 15, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on September 15, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Rick Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Curt Scoggin
Commissioner Linn McCabe
Commissioner Richard Allen
Commissioner Michael Collins
Commissioner Brendan Carpenter

Absent/Excused: Commissioner Doug Glenn

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director*
Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Ms. Rebecca Skjothaug, Current Planner
Ms. Erin Ashmore, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Chair Allen 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 – August 18, 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 25-16 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.17 Denali State Park Special Land Use District By Eliminating A Provision That Allows The SpUD Boundary To Change Automatically When The Boundary Of The Denali State Park Changes.
Public Hearing Date: October 6, 2025
Staff: Alex Strawn, Planning and Land Use Director

Resolution 25-17 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB Title 17 - Zoning To Create MSB 17.77 Large Lot District.
Public Hearing Date: October 6, 2025
Staff: Alex Strawn, Planning and Land Use Director

Chair Allen 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 25-13 A Variance In Accordance With MSB 17.65 - Variances. Michael And Lindsay Williams Submitted An Application For A Variance From The 75-Foot Shoreline Setback Requirements Under MSB 17.55, To Allow For Construction Of A 1,176.5 Square Foot Cabin At Its Closest Location Of 52.5 Feet From Big Lake. The Property Is Located On Shepard's Island, Big Lake, Tax ID #6272000L007.
Applicant: Michael and Lindsay Williams
Staff: Rebecca Skjothaug, Current Planner

Chair Allen read the resolution title into the record.

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

Staff, Ms. Rebecca Skjothaug, presented her staff report.

Chair Allen invited the applicant to present information.

Chair Allen inquired if commissioners had any questions for staff or the applicant.

Chair Allen opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-13. The motion was seconded by Commissioner Scoggin.

VOTE: The main motion passed without objection.

X. 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.)

B. School Site Selection Committee Nominations

Chair, Rick Allen, nominated himself for the School Site Selection Committee.
Commissioner McCabe Seconded.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Scoggin: No comment

Commissioner McCabe: It's been a rough week for a lot of people, and I am thinking a lot of the wife of the gentleman who was shot last week and praying for her and her family.

Commissioner Collins: I appreciate everyone coming together and the applicant for the variance and going through the due process. I appreciate everyone's attendance here, and it's a pleasure to serve with you guys.

Commissioner Carpenter: No comment

Commissioner Allen: No comment.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:15 p.m.

RICK ALLEN
Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 10/6/25