

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

Michael Brown, Borough Manager

PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Maksim Zagorodniy, District 6
Curt Scoggin, District 7



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

*Animal Care Facility Conference Room,
9470 E. Chanlyut Circle
Palmer, Alaska*

PLANNING COMMISSION MEETING MINUTES November 3, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on November 3, 2025, at the Animal Care Facility Conference Room, 9470 E. Chanlyut Circle, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Linn McCabe
Commissioner Richard Allen
Commissioner Michael Collins
Commissioner Brendan Carpenter
Commissioner Maksim Zagorodniy @ 6:01

Absent/Excused: Commissioner Doug Glenn
Commissioner Curt Scoggin

Staff Present: 3 – Mr. Alex Strawn, Planning and Land Use Department Director
Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin

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 – October 20, 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

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

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-18 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending Chapter 43.20 – Subdivision Development Standards, To Allow Lots To Be Reduced To 30,000 Square Feet Within Single-Family Residential Land Use Districts.
Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented her staff report.

Chair Allen inquired if commissioners had any questions for staff.

Commissioner Collins asked questions of Mr. Strawn.

Commissioner Carpenter asked questions of Mr. Strawn.

Commissioner McCabe asked questions of Mr. Strawn.

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 25-18. The motion was seconded by Commissioner Collins.

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 McCabe: Get out and vote

Commissioner Carpenter: none, great night

Commissioner Collins: Appreciate all of the discussion

Commissioner Zagorodniy: Not really, flipping through the resolution, excited for it to be more affordable.

Director Strawn: I'm hoping this will be the last time we need to use this conference room. At the next meeting we have the 2026 meeting schedule on the agenda and we will plan on not having a meeting the first week of November due to elections.

Commissioner Allen: Spared you all the dog-pound dad jokes

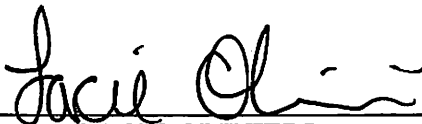
XVI. ADJOURNMENT

The regular meeting adjourned at 6:26 p.m.



RICK ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 11/17/25