

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2 - Chair
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Maksim Zagorodnyi, 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 January 5, 2026

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on January 5, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Carpenter called the meeting to order at 6:00 p.m.

Present: – Commissioner Carpenter
Commissioner Collins- Called in
Commissioner McCabe
Commissioner Zagorodnyi
Commissioner Scoggin

Absent/Excused: Commissioner Glenn
Commissioner Allen

Staff Present: – Mr. Alex Strawn, Planning and Land Use Director
Ms. Lacie Olivieri, Planning Department Admin
Ms. Denise Michalske, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Chair, Carpenter, 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 – December 15, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS

Resolution 25-28 A Variance In Accordance With MSB 17.65 Variance. Alan & Gloria Hunsuck and Dylan & Sabrena Stenger Submitted An Application For A Variance From The 75-Foot Setback Requirements Under MSB 17.55, To Allow For Construction Of A 1,500 Square Foot Cabin At Its Closest Location Of 27-Feet From Big Lake.

Public Hearing Date: January 19, 2026

Staff: Rebecca Skjothaug, Current Planner

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

(There were no Legislative Introductions)

Chair Carpenter 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

Resolution 25-29 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of 5256000T00A As General Use Land For The Purpose Of A Lease To Install A Cellular Communication Tower (MSB007983).

Staff: Suzanne Reilly, Asset Manager

Chair Carpenter read the resolution title into the record.

Staff, Mr. Peter Burton, presented a staff report on behalf of Suzanne Reilly.

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioners had no questions for staff.

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved Planning Commission Resolution 25-29. The motion was seconded by Commissioner Scoggin.

VOTE: The motion passed without objection.

Resolution 25-30 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of 18N03W09A001 As Reserved Use Land For The Purpose Of A Shooting Range (MSB008238).
Staff: Peter Burton, Land Management Specialist

Chair Carpenter read the resolution title into the record.

Staff, Mr. Peter Burton, presented his staff report.

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioner McCabe asked questions of staff.

Commissioner Carpenter asked questions of staff.

Chair Carpenter opened the public hearing.

Linda Oxly
Kelton Hansley
Darcie Morgan
Robert Morgan
Raymond Smyth

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

MOTION: Commissioner Scoggan moved Planning Commission Resolution 25-30. The motion was seconded by Commissioner McCabe.

Discussion ensued.

VOTE: The motion passed without objection.

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 (*There were no Quasi-Judicial Matters.*)

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-25 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending

MSB 8.55, Special Events, To Repeal The Surety Bond Requirement Standards.

Staff: Alex Strawn, Planning and Land Use Director

Chair Carpenter read the resolution title into the record.

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

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioners had no questions for staff.

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved Planning Commission Resolution 25-25. The motion was seconded by Commissioner Zagorodniy.

Discussion ensued

VOTE: The motion passed without objection.

Resolution 25-26 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.67, Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, And Other Tall Structures; To Reduce The Minimum Setback Requirements For New Telecommunications Towers.

Public Hearing Date: January 5, 2026

Staff: Alex Strawn, Planning and Land Use Director

Chair Carpenter read the resolution title into the record.

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

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioner McCabe asked questions of staff.

Chair Carpenter 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 Planning Commission Resolution 25-26. The motion was seconded by Commissioner Scoggin.

VOTE: The motion passed without objection.

Resolution 25-27 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 15.24 Assembly; Zoning Functions To Update The Process Of Initiating And Amending Lake Management Plans And A Resolution Establishing A Fee For Processing Requests For Lake Management Plans Under MSB 15.24 Assembly; Zoning Functions.

Public Hearing Date: January 5, 2026

Staff: Alex Strawn, Planning and Land Use Director

Chair Carpenter read the resolution title into the record.

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

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioner McCabe asked questions of staff.

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved Planning Commission Resolution 25-27. The motion was seconded by Commissioner Zagorodniy.

VOTE: The 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: Thanks to the staff for your good reports. I urge the people that came here about the shooting range to keep your eye out for the Assembly meeting

and if you want more input show up and talk to the assembly at that time.
And thanks for your good job as acting chair.

Commissioner Scoggin: No Comment.

Commissioner Carpenter: I hope everyone has a safe journey home, the other side of the Valley seems to have a lot more snow. I wanted to thank you guys for coming and talking, it does mean a great deal, especially with the weather. Happy New year.

Commissioner Zagorodniy: Happy New year, hopefully we have a good 2026

Director Strawn: Great job, Chair Carpenter. Be careful doing such a good job, you may get selected for this again in the future.

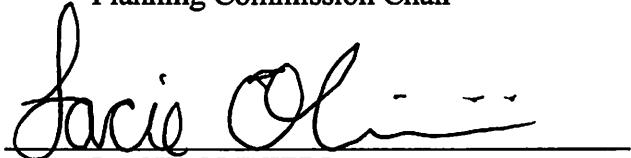
XVI. ADJOURNMENT

The regular meeting adjourned at 6:56 p.m.



RICHARD ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 1/19/26