

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
Ivan Fonov, 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 March 2, 2026

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on March 2, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Collins
Commissioner McCabe
Commissioner Glenn
Commissioner Allen
Commissioner Fonov

Absent/Excused: Commissioner Carpenter
Commissioner Scoggin

Staff Present: – 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 Fonov.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – January 19, 2026

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no Quasi-Judicial Introductions)

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS
(There were no Legislative Introductions)

Resolution 26-01 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Repealing A General Standard Of MSB 17.30 Conditional Use Permit (CUP) For Earth Materials Extraction Activities.
Public Hearing Date: March 16, 2026
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**

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**

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**

XV. **DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Glenn: No comment

Commissioner McCabe: No comment. See you next week.

Commissioner Collins: No comment

Commissioner Fonov: I appreciate you all welcoming me to the commission I look forward to serving the community.

Lacie Olivieri: The clerks office wanted me to remind you all to fill out your APOC paperwork.

Wade Long: I'd like to welcome Commissioner Ivan Fonov to the Planning Commission. We are glad to have him on board. Planning Staff is here to support you with respect to the permitting processes, and we are available at any time to answer questions or provide guidance. That goes for all commissioners! I would also like to congratulate Commissioner Rick Allen on his appointment to the Palmer City Council. As a reminder, there will be a joint meeting of the Assembly and the Planning Commission next Tuesday, March 10, at 6 p.m. Recently some meetings seem to have had light agendas, and last month we did not have a meeting, this is not due to a lack of permit applications. Each of your agenda packets includes a list of **Future Planning Commission Items**, which reflects the substantial volume of work currently in progress. I just wanted you to be aware that our Current Planners are processing applications. Part of that process is to **Request Additional Information called RFAIs**. These are sent to applicants when clarifications or supplemental documentation are needed to complete an application review. Once the requested information is received, Planners continue processing the applications.

We are currently awaiting information from several applicants across multiple projects. We have issued some tower permits recently that didn't come before the commission because they are considered administrative due to their height. Rest assured, we expect to see many more applications advancing to the Commission in the near future. Finally, I want to provide the most recent update on the **Shoreline Cannabis** permit. As you may recall, this Commission denied their permit. That decision was appealed to the **Board of Adjustment and Appeals (BOAA)**, which overturned the Commission's decision. The Borough then appealed the BOAA's determination to Superior Court. The Court remanded the matter back to the BOAA for revised action, and on **February 19th**, the BOAA affirmed the Commission's original decision to deny the permit. The applicant is still within the appeal window. Because this continues to be a **quasijudicial matter**, I strongly advise Commissioners **not to discuss this case with anyone**. If you would like a copy of the most recent order, please let me know and I will provide it. This update is for informational purposes only and is not open for discussion at this time.

Commissioner Allen: Welcome, Commissioner Fonov. It is great to have a full panel of folks.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:08 p.m.



RICHARD ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved:

3/16/26