

# 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 16, 2026

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on March 16, 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 Allen  
Commissioner Fonov  
Commissioner Carpenter

**Absent/Excused:** Commissioner Scoggin  
Commissioner Glenn

**Staff Present:** – Mr. Alex Strawn, Planning Department Director  
Ms. Lacie Olivieri, Planning Department Admin  
Ms. Erin Ashmore, Assistant Borough Attorney  
Mr. Alexander Lowe, 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 – March 2, 2026

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

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

**Resolution 26-02** A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Repealing MSB 8.25 Water Pollution Control And MSB 17.55.020(E), In Their Entirety.  
**Staff:** Alex Strawn, Planning and Land Use Director  
**Public Hearing Date:** April 6, 2026

**Resolution 26-03** A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.80 Nonconforming Structures, To Repeal The Notification Process And Fee Section.  
**Staff:** Alex Strawn, Planning and Land Use Director  
**Public Hearing Date:** April 6, 2026

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**

**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.  
**Staff:** Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

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

Chair Allen inquired if commissioners had any questions for staff.

Chair Allen opened the public hearing.

James Christie – Opposed  
Colline Vague – Opposed  
Jade Laughlin – Support  
Sherri Rusher – Opposed  
Patricia Fisher – Opposed  
Amy Schachle – Opposed  
Robert Coffin – Opposed  
Alice Knapp – Opposed

There being no other 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 26-01. The motion was seconded by Commissioner Carpenter.

Discussion ensued.

**VOTE:** The main motion failed with Commissioners McCabe, Carpenter, and Fonov in favor and Commissioners Collins and Allen opposed

Discussion ensued

Recess at 7:05 pm until 7:25 pm

The Commission crafted a new resolution to send to the assembly explaining why they failed Resolution 24-01

**Resolution 26-04** A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Failure Of An Ordinance Repealing A General Standard Of MSB 17.30 Conditional Use Permit (CUP) For Earth Materials Extraction Activities.

**VOTE:** The Resolution passed with no 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**

## **XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Fonov: It's great that people braved the horrible weather outside to come out and voice their opinion, especially people in person as well.

Commissioner Carpenter: I second that with the weather. It's nice to see the public coming and getting involved. This was a good one. I appreciate the input. It was a good evening.

Commissioner McCabe: Thanks for the staff's work on this. It's a good conversation with lots to mull over. Thanks.

Commissioner Collins: Thanks to all the staff's efforts and everyone participating in today's meeting. I appreciate everyone. Thank you.

Commissioner Allen: I would echo the sentiment that I appreciate staff's work on this. Thank you Mr. Strawn for helping us here get this together. You know one of the things that I have always been really proud of with this body, and I am the old timer here, but whatever the makeup of this group has been in the many years I have been here, we all come from different backgrounds, we all have different experiences, we all have different types of education and expertise, but we always work together in a respectful productive way and that can't be said for every level of government. And it is a pleasure to come and work with you folks, everybody is thoughtful about what they do. Even if we don't always agree on everything, And we shouldn't it would be problematic if we simply all agreed about everything. What would be the purpose of being here and having these discussions. So I think you know, again, we did some business for the people today, and I think we did it in a way that we can be proud of, and that's a good thing.

Alex Strawn: I know it's hard to believe but very soon here on the south side of the buildings in Palmer, there is going to be green grass and dandelions popping up. And we are hoping in about a month time to be putting on a first time ever annual spring training for developers, real estate agents, builders, it's going to be all about borough regulations what to look for, how to navigate them. We are putting together a curriculum we hope, probably not this year but we hope next year to be actually certified with the state of Alaska so that continuing education credits can be obtained through this training as well and we are hoping it will further educate people on how to navigate borough rules and develop responsibly.

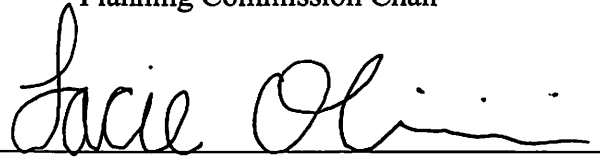
## **XVI. ADJOURNMENT**

The regular meeting adjourned at 7:32 p.m.



RICHARD ALLEN  
Planning Commission Chair

ATTEST:



LACIE OLIVIERI  
Planning Commission Clerk

*Minutes approved:* 4/6/2026