

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 April 6, 2026

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

The Matanuska-Susitna Borough Planning Commission’s regular meeting was held on April 6, 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
Commissioner Glenn

Absent/Excused: Commissioner Scoggin

Staff Present: – Mr. Alex Strawn, Planning Department Director
Ms. Lacie Olivieri, Planning Department Admin
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 Glenn.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – March 16, 2026

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

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

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 26-02 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

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.

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 26-02. The motion was seconded by Commissioner Carpenter.

Discussion ensued.

VOTE: The main motion was passed without objection.

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

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.

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 26-03. The motion was seconded by Commissioner Glenn.

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Alex Strawn: It is great to have a full board again, so thank you to everybody for being here and participating. I do want to say April 13th, a week from today. We have a special training it is the first annual training that we put on to sort of talk about driveway permits, what zoning looks like in the borough, and sort of a how to develop in the borough. It is tailored for people that want to build or develop. We even got accredited by the state of Alaska. For people who have a contractors license it can be continuing education credits. But if anybody wants to learn about permitting requirements and things like that, floodplain, whatever it may be. We are going to have a full 8 hour session on that on April 13th in this room. 8 AM.

Commissioner Collins: Appreciate everyone for being here thank you for all the hard work staff does for us in preparing for these meetings. I look forward to April 20th.

Commissioner Fonov: No comment

Commissioner Carpenter: It's good to be back. Hawaii is warm but there's something about our state that I love very much especially here in the valley. It's good to see the faces again. I appreciate yall.

Commissioner McCabe: I just want to thank Assembly member Sumner for bringing all of these updates to our code forward that help us streamline government and make us more efficient. Like everyone else it is good to see yall.

Commissioner Glenn: No comment

Commissioner Allen: It has been fantastic spring weather here in our beautiful valley. I really hope that everyone has had the chance to get out and enjoy some of this sunshine and good weather. I also hope it is a harbinger of things to come after this winter we deserve a very nice summer so I hope that's what we have.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:16 p.m.



RICHARD ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved:

4/20/26