

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
Tyler Young, Platting Officer
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION MEETING MINUTES April 20, 2026

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on April 20, 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
Commissioner Scoggin

Absent/Excused: None

Staff Present: – Mr. Alex Strawn, Planning Department Director
Mr. Wade Long, Development Services Manager
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 Scoggin.

IV. CONSENT AGENDA

- A. MINUTES: Regular Meeting Minutes – April 6, 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

Resolution 26-06 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying Three Parcels In The Big Lake Area As Reserved Use Lands, Resource Management Lands, And General Purpose Lands. (MSB008247)
Staff: Lisa Gray, Land Management Agent

Chair Allen read the resolution title into the record.

Staff, Ms. Lisa Gray, presented her staff report.

Chair Allen inquired if commissioners had any questions for staff.

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 Glenn moved to approve Planning Commission Resolution 26-06. The motion was seconded by Commissioner Carpenter.

VOTE: The main motion was passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

Mark Betzold, Clearview condominium HOA President, spoke in opposition to a possible

upcoming marijuana retail facility.

There being no other persons to be heard, audience participation was closed without objection.

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

(None)

X. PUBLIC HEARING LEGISLATIVE MATTERS

(None)

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. Motion to Amend Something Previously Adopted

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.

Chair Allen read the resolution title into the record.

MOTION: Commissioner Collins moved to amend Planning Commission Resolution 26-04 that was previously adopted on March 16, 2026, as Lacie Olivieri read into the record. The motion was seconded by Commissioner McCabe.

Discussion ensued.

VOTE: The main motion was passed with Commissioners McCabe, Collins, Fonov, Carpenter, and Scoggin in favor and Commissioners Allen and Glenn opposed.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Collins: I appreciate everyone being here and everyone's participation and everything. Public participation, as well is always appreciated.

Commissioner Fonov: No comment.

Commissioner Carpenter: No comment.

Commissioner McCabe: No comment.

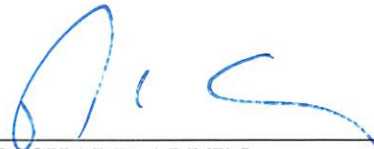
Commissioner Glenn: No comment.

Commissioner Scoggin: No comment.

Commissioner Allen: I was happy to enjoy the last day of Skeetawk being open yesterday. I want to send a shout out and a thank you to the good people at Skeetawk they have been a great asset to this borough and they've provided a wonderful service to tons of kids and old people like me. Now that the mountain is closed the snow can also stop and the sun can come out and I think we can all say we are ready to move on to summer. Thanks for a great meeting have a great night and we will see you next time.

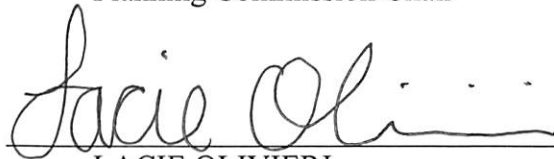
XVI. ADJOURNMENT

The regular meeting adjourned at 6:38 p.m.



RICHARD ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 5/4/26