Matanuska-Susitna Borough

Planning Commission Meeting Minutes

Meeting Date: August 3, 2026
Meeting Time: 6:00 PM

Meeting Location

Assembly Chambers – Dorothy Swanda Jones Building
350 E. Dahlia Avenue
Palmer, Alaska 99645

Planning Commission Members

Chairperson: Richard Allen
Vice-Chair: Doug Glenn
Commissioners:

- Brendan Carpenter
- Vacant
- Linn McCabe
- Ivan Fonov
- Curt Scoggin

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1. Call to Order, Roll Call, and Determination of Quorum

   The Matanuska-Susitna Borough Planning Commission's regular meeting was held on August 3, 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.

   Attendance:
   (*) Next to a name indicates telephonic participation.

   Present: Commissioner Allen
   Commissioner McCabe
   Commissioner Fonov
   Commissioner Carpenter
   Commissioner Scoggin
   Commissioner Glenn

   Absent: None

Staff Present: Mr. Alex Strawn, Planning and Land Use Director
Ms. Denise Michalske, Assistant Borough Attorney
Mr. Wade Long, Development Services Manager
Mr. Cole Branham, Project Management Division Manager

2. Approval of Agenda

Chair Allen inquired if there were any changes to the agenda.

GENERAL CONSENT: The Agenda was approved without objection.

3. Pledge of Allegiance

Commissioner Fonov led the Pledge of Allegiance.

4. Consent Agenda
   A. Meeting Minutes – July 20, 2026
   B. Introduction for Public Hearing: Quasi-Judicial Matters

Resolution 26-12 A Resolution Of The Matanuska-Susitna Borough Planning Commission Approving A Conditional Use Permit For The Operation Of A Marijuana Retail Facility Located At 9701 East Palmer-Wasilla Highway.

Applicant: Little Flare, LLC

Property Owner: 900 Tower Holdings LLC

Staff: Wade Long

Public Hearing Date: August 17, 2026

   C. Introduction for Public Hearing: Legislative Matters

Resolution 26-17 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of The Borough's Priority Transportation Projects For Inclusion In The MVP 2027-2030 Transportation Improvement Program.
Staff: Alex Strawn, Planning and Land Use Director
Public Hearing date: August 17, 2026

Chair Allen read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

5. Committee Reports *(There were no Committee reports)*

6. Agency/Staff Reports

Kim Sollien gave a presentation about the Matsu Valley Planning for Transportation and the programs that they are working on.

7. Land Use Classifications

8. Audience Participation

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

9. Public Hearing: Quasi-Judicial Matters

Resolution 26-10	A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverage Uses To Expand Operations For A Pre-Existing Alcoholic Beverage Dispensary (Bar), Located At 10204 S. Knik Goose Bay Road (Tax ID# 7186000L001), Within Township 16 North, Range 03 West, Section 24, Seward Meridian. **Applicant:** Knik Landing **Property Owner:** Broken Boat LLC **Staff:** Wade Long, Development Services Manager

Chair Allen read the resolution title into the record.

Chair Allen read the ex parte memo. Asking questions of the commissioners.

Commissioners McCabe and Carpenter recused themselves from this matter.

Mr. Long gave his staff report.

Commissioner Allen questioned staff.

The applicant, Mr. Doug Massie, spoke regarding the application.

Commissioner Allen questioned the applicant

Chair Allen opened the public hearing.

Jeff Jenkins – Opposed

Don Rosevear - Opposed

Jay Tucker - Opposed

Terry Rosevear – Opposed

Morgan Merritt – Opposed

Bridget speaking for Keith Hull – Opposed

There being no one else to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 26-10. The motion was seconded by Commissioner Glenn.

Discussion ensued

MOTION: Commissioner Scoggin moved an amendment to remove condition number three. The motion was seconded by Commissioner Glenn.

VOTE: The amendment passed without objection.

VOTE: The main motion passed as amended without objection.

10. Public Hearing: Legislative Matters *(There were no Legislative public hearings)*

Resolution 26-11 A Resolution Of The Matanuska-Susitna Borough Planning Commission Expressing Support For The Proposed Annexation Of The Chugiak, Eagle River, Peters Creek, Eklutna, And Associated Areas Into The Matanuska-Susitna Borough.

Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Ken McCarty presented a report.

Chair Allen inquired if commissioners had any questions for Mr. McCarty.

Commissioners asked questions of Mr. McCarty.

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 McCabe moved to approve Planning Commission Resolution 26-11. The motion was seconded by Commissioner Fonov.

Discussion ensued.

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

Resolution 26-13 A Resolution Of The Matanuska-Susitna Borough Planning Commission Supporting The Engstrom Road To Trunk Road Corridor Project And Recommending North Route 1 As The Preferred Alignment Identified In The October 2025 Draft Route Selection Report.
Staff: Cole Branham, Project Management Division Manager

Chair Allen read the resolution title into the record.

Mr. Cole Branham presented his staff report.

Chair Allen inquired if commissioners had any questions for staff.

Commissioner Allen asked questions of Mr. Branham.

Chair Allen opened the public hearing.

Rod Hanson spoke on behalf of the North Lakes Community Council in opposition to the Northern Route.

Sharron Johnson – In opposition to the Northern Route.

Arron Mason - In opposition to the Northern Route.

Simon Gilland – In opposition to the Northern Route.

Colleen Vague – In opposition to the Northern Route.

Greg Sindt – In opposition to the Northern Route.

Jade Loughlin– In opposition to the Northern Route.

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 26-13. The motion was seconded by Commissioner Scoggin.

VOTE: The main motion failed with Commissioners McCabe, Glenn, Scoggin, Fonov, Carpenter, and Allen opposed.

Resolution 26-18 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Engstrom Road To Trunk Road Corridor Project And Recommending The Southern Route As The Preferred Alignment Identified In The July 2026 Route Selection Report.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-18. The motion was seconded by Commissioner Glenn.

VOTE: The main motion passed without objection.

Resolution 26-14 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of The Areawide Power To Acquire Public Rights-Of-Way And Design And Construct Roads, Streets, Sidewalks, And Related Drainage Facilities, And To Submit The Question To The Qualified Areawide Voters At The November 3, 2026 Regular Election.
Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Mr. Alex Strawn presented his staff report.

Chair Allen inquired if commissioners had any questions for staff.

Commissioners asked questions of Mr. Strawn.

Commissioners asked Jade Loughlin to speak.

Chair Allen opened the public hearing.

Simon Gilland

Aaron Mason

There being no other 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 26-14. The motion was seconded by Commissioner Carpenter.

VOTE: The main motion passed without objection.

11. Correspondence and Information *(There was no Correspondence and information)*

12. Unfinished Business *(There was no unfinished business)*

13. New Business *(There was no new business)*

14. Commission Business

    A. Upcoming Planning Commission Agenda Items

    Chair Allen asked whether Commissioners had any questions about the upcoming agenda items provided in their folders.

15. Director and Commissioner Comments

    Commissioner Fonov: I'm glad that we got quite a bit of paperwork and a lot of effort from everybody sorted through, and I appreciate everybody's time here.

    Commissioner Carpenter: Thank you for coming out. I think seeing the community involvement, getting involved with issues, I don't know, at least tonight shows somebody else that it's still alive it still works and its worth coming to. And you can go tell all of your buddies to make sure they want to move to. I think it was a good night and we got a lot of positive stuff done. Thank you.

    Commissioner McCabe: Just thanks everybody for coming out. I agree with everything that has been said about this being a very productive night. It's kihnd of unusual for us to have such a long meeting.

    Commissioner Glenn: No comment

    Commissioner Scoggin: No comment

    Commissioner Allen: I will just echo what my fellow commissioners have said, today was a busy one. Sometimes we have these, sometimes we have shorter ones but healthy positive debate is always good and I feel like we got a lot of business done today.

    Alex Strawn: On Thursday which I think was July 30th our attorney Nick Spiropoulos gave a presentation to the Platting board. It is available on youtube and it was all about quasi-judicial, ex parte, open meetings act. Super informative. Maybe it's just me but I thought it was very entertaining and fun to watch. But it absolutely directly applies to what you do on this board and I encourage you all to go visit that and watch that meeting. July 30th Platting Board meeting is what you would search for on youtube.

16. Adjournment

The regular meeting adjourned at 9:37 p.m.

Brendan Carpenter

For RICHARD ALLEN BRENDAN CARPENTER

Planning Commission Chair

ATTEST:

Lacie Olivieri

LACIE OLIVIERI

Planning Commission Clerk

Minutes approved: 8/17/26