

Matanuska-Susitna Borough

Planning Commission Meeting Minutes



Meeting Date: August 17, 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

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on August 17, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Carpenter 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

Absent: Commissioner Glenn

Staff Present: Mr. Alex Strawn, Planning and Land Use Director

Ms. Lacie Olivieri, Planning Department Admin
Ms. Denise Michalske, Assistant Borough Attorney
Mr. Wade Long, Development Services Manager

2. Approval of Agenda

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

GENERAL CONSENT: The Agenda was approved without objection.

3. Pledge of Allegiance

Commissioner McCabe led the Pledge of Allegiance.

4. Consent Agenda

- A. Meeting Minutes – August 3, 2026
- B. Introduction for Public Hearing: Quasi-Judicial Matters
- C. Introduction for Public Hearing: Legislative Matters

Chair Carpenter 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 *(There were no Agency/Staff reports)*

7. Land Use Classifications *(There were no Land Use Classifications)*

8. Audience Participation

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

9. 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

Chair Carpenter read the resolution title into the record.

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

Mr. Long gave his staff report.

Chair Carpenter inquired if commissioners had any questions for staff.

The applicant's representative, Jana Weltzin, spoke regarding the application.

Chair Carpenter inquired if commissioners had any questions for the applicant.

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-12. The motion was seconded by Commissioner Fonov.

Discussion ensued

VOTE: The main motion passed as amended without objection.

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

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

Chair Carpenter read the resolution title into the record.

Mr. Strawn presented his staff report.

Chair Carpenter inquired if commissioners had any questions for Mr. Strawn.

Commissioner Scoggin asked questions.

Commissioner McCabe asked questions.

Commissioner Fonov asked questions.

Kim Sollien, Executive Director for the Metropolitan Planning Organization, came up to answer questions.

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-17. The motion was seconded by Commissioner Fonov.

Discussion ensued.

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

15. Director and Commissioner Comments

Commissioner Fonov: No comment

Commissioner McCabe: Thanks for conducting the meeting. Everyone don't forget to go vote tomorrow.

Commissioner Scoggin: No comment

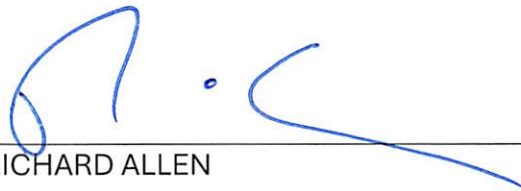
Commissioner Allen: Thank you, Commissioner Carpenter, for filling in for me today. I appreciate it.

Alex Strawn: I do want to say that we have been running with one current planner for a while. That's why you see the development services manager stepping up and handling some cases himself. We just interviewed for two current planner positions, so hopefully you will be seeing some new faces soon.

Commissioner Carpenter: Thank you, everybody, for your patience with me trying to fill the footprints of Commissioner Allen. They are large. I appreciate your patience and your help. That's very kind.

16. Adjournment

The regular meeting adjourned at 6:35 p.m.



RICHARD ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 9/14/26