

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 18, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. C. J. Koan, Assembly District #3
- Mr. Andrew Shane, Assembly District #4
- Ms. Linn McCabe, Assembly District #5
- Mr. Wilfred Fernandez, Assembly District #6
- Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Staff in attendance:

- Mr. Rick Benedict, Planner II
- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Erin Dooling, Assistant Attorney
- Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan 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 Allen.

IV. CONSENT AGENDA

- A. Minutes Regular Meeting Minutes: March 4, 2024
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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 - *(There were no land use classifications.)*

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)
(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-02 A conditional use permit in accordance with MSB 17.60 – conditional uses for the operation of a marijuana cultivation facility known as, The Connoisseur, located at 3160 W. Top of the World Circle; Tax ID #8280000L001A; (Applicant: Matthew Chambers for The Connoisseur, LLC; Staff: Rick Benedict, Current Planner)

Chair Koan read the resolution title into the record.

Chair Koan read the ex-parte memo asking questions of the Planning Commissioners.

Staff presented their staff report.

Commissioners questioned staff regarding:
250' from residential structure – what are the setbacks from a residential area? 50' from any right-of-way

Chair Koan invited applicant to speak and provide any additional information.
Applicant did not have anything to add.

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-02:
Ms. Allison Gutkes Johnson against the resolution.

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

Chair Koan invited the applicant to respond to statements presented during public hearing.
Mr. Aurandtz responded to statement regarding explosion.

Commissioners questioned staff regarding:
Building that exploded; traffic; hours; parking.

Matthew Chambers responded to the statement regarding safety of kids.

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 24-02.
The motion was seconded by Commissioner Glenn.

Discussion ensued

MOTION: Commissioner Koan moved a primary amendment to change the hours of operation from 8:00 a.m. to midnight to 8:00 a.m. to 5:00 p.m.

MOTION: Commissioner Allen moved a secondary amendment to change the hours of operation from 8:00 a.m. to 8:00 p.m.

Discussion ensued

VOTE: The secondary amendment fails four (4) against and three (3) in support.
Commisisoner

VOTE: The primary amendment fails with Commissioner Scoggin in support.

MOTION: Commissioner Allen moved an amendment for #5 to read: "The hours of operation for harvesting activities shall not exceed 8:00 a.m. to 8:00 p.m., seven days a week."

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-05 A resolution recommending approval of an ordinance amending MSB 8.40 regarding transfers of alcoholic beverage licenses from the borough into the cities; (Staff: Alex Strawn, Planning and Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- How many can be transferred

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-05:

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 24-05. The motion was seconded by Commissioner Glenn.

Discussion ensued

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION *(There was no correspondence and information.)*

XII. UNFINISHED - *(There was no unfinished business.)*

XIII. NEW BUSINESS

- A. Susitna Basin Recreation Rivers Advisory Board – MSB Planning Commission seat Commissioner McCabe is thinking about this – will decide next meeting.
- B. Sepcial Meeting – Understanding the Conditional Use Permit process – Meeting Date May 6, 2024 @ 4:00 – 5:30 p.m. before regular meeting

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: Good to see everyone – appreciate all of you. Have a good week.

Commissioner McCabe: Ditto

Commissioner Scoggin: I feel for the people that have these growing facilities going in around these residential areas.

Commissioner Shane: These evenings are hard with passions growing high and I can understand. Great to see everyone – have a good month.

Commissioner Allen: A fantastic week in the MSB – volunteered for AWG. The organization was incredible. The weather was spectacular for the whole week – conditions were great. Made my heart feel good that people had such a great impression.

Commissioner Fernandez: A pleasure to serve.

Alex Strawn: Took most of the week off and got to work at AWG – got to know the coaches and athletes. The coaches had no complaints and were able to focus on the competitions.

Commissioner Koan: I was unable to participate. Everyone had a good time. Thank you all for being here. Sometimes, maybe we need to look at our ordinances that we have to make some changes.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:10 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: April 1, 2024