

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on October 21, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

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

Planning Commission members absent and excused were:

- Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk
- Mr. Rick Benedict, Current Planner

*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 Glenn.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: October 7, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-31 A Conditional Use Permit In Accordance With MSB 17.30 — Conditional Use Permit For Earth Material Extraction Activities, For The Extraction Of Approximately 7,500,000 Cubic Yards Of Earth Material From An Extraction Site Of 153 Acres Within Three Parcels Totaling 235 Acres On 7955 E. Bogard Road, 3182 N. Trunk Road, 7801 E. Glade Court, Tax ID#S 18N01E27A002, 18N01E27D001, 18N01E27D002. (Applicant: Dan Steiner, P.E. For Central Gravel Products; Staff: Peggy Horton, Current Planner)

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.)

Rod Hanson, North Lakes Community Council, was going to speak about the Central gravel pit and was advised not to until the next meeting.

John Klapperich spoke regarding the Central Gravel products expansion plan. He advocates for reasonable, accessible, and sufficient products and highly encourages the commission to review all information provided.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-30 A Conditional Use Permit In Accordance With MSB 17.67 — Tall Structures Including Telecommunications Facilities, Wind Energy Conversion Systems, And Other Tall Structures, For Six Meteorological Towers Up To 197 Feet Tall, Located On Little Mount Susitna, Within Township 15 North, Range 9 West, Section 5, Township 16 North, Range 9 West, Sections 16, 29, 32 And 33, And Township 16 North, Range 10 West, Section 13, Seward Meridian. (Applicant: Chad Allen For Little Mount Susitna Wind, 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.

Mr. Rick Benedict presented their staff report.

Matt Perkins and Faith with Little Mount Susitna Wind Presented to commissioners.

Commissioners had no questions for staff or the applicants.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-30:
Father Randy Hillman, speaking for himself and not the church, he supports this project and asks that the Matsu borough emergency services can attach to their tower to expand their reach.

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

Mr. Rick Benedict clarified for the commission that code doesn't give them permission to require that the applicant allow emergency services to connect to their tower.

The applicant thanked Father Randy for his comment and noted that they would take that into consideration.

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 24-30. The motion was seconded by Commissioner Glenn.

Discussion ensued

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-29 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 To Clarify That Mobile Home Parks Are Not Permitted In The Matanuska-Susitna Borough. (Staff: Alex Strawn, Planning And Land Use Director)

Mr. Strawn provided a staff report.

Chair Koan read the resolution title into the record.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-29:
Rod Hanson, North Lakes Community Council, Recommended postponing the resolution. Spoke about assembly referrals relating to this subject.

Mr. Strawn responded to the statement from the audience.

Discussion ensued

MOTION: Commissioner Shane moved to postpone Planning Commission Resolution 24-29 until the next meeting. The motion was seconded by Commissioner McCabe.

VOTE: The main motion passed without objection.

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

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

XIII. NEW BUSINESS

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 Shane: No comments

Commissioner Allen: No Comment

Commissioner Fernandez: Powerful Manifestation.

Commissioner Glenn: Happy you are back commissioner Fernandez

Commissioner McCabe: No comment

Commissioner Koan: Good meeting. Keep learning everyday

XVI. ADJOURNMENT

The regular meeting adjourned at 6:44 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI,
Planning Commission Clerk

Minutes approved: 11/18/24