

## MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

### PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair  
Richard Allen, District 2  
Brendan Carpenter, District 3  
Michael Collins, District 4  
Linn McCabe, District 5  
Wilfred Fernandez, District 6 – Chair  
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  
Fred Wagner, Platting Officer  
Lacie Olivieri, Planning Clerk

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

## PLANNING COMMISSION MEETING MINUTES June 2, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on June 2, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Wilfred Fernandez called the meeting to order at 6:00 p.m.

**Present:** – Commissioner Curt Scoggin  
Commissioner Linn McCabe  
Commissioner Wilfred Fernandez  
Commissioner Michael Collins  
Commissioner Brendan Carpenter

**Absent/Excused:** Commissioner Richard Allen  
Commissioner Doug Glenn

**Staff Present:** 4 – Mr. Wade Long, Development Services Manager  
Ms. Lacie Olivieri, Planning Department Admin  
Mr. Rick Benedict, Current Planner  
Ms. Shannon Bodolay, Assistant Borough Attorney  
Ms. Raegan Visker, Legal intern

### II. APPROVAL OF AGENDA

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

Commissioner Collins moved to postpone the public hearing for Resolution 25-10 to August 4, 2025. The motion was seconded by Commissioner Scoggin.

**GENERAL CONSENT:** The agenda was approved as amended without objection.

### III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

#### **IV. CONSENT AGENDA**

- A. MINUTES: Regular Meeting Minutes – May 19, 2025
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS  
*(There were no introductions for public hearing quasi-judicial matters.)*
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

**Resolution 25-10**      A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.02 – Mandatory Land Use Permits, MSB 17.55 – Setback And Screening Easements, MSB 17.65 – Variances, MSB 17.80 – Nonconforming Structures, and MSB 17.125 – Definitions (Staff: Alex Strawn, Planning And Land Use Director)

Chair Fernandez 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**  
*(There were no land use classifications.)*

**VIII. AUDIENCE PARTICIPATION** (Three minutes per person.)

There being no persons to be heard, Audience Participation was closed without objection.

#### **IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS**

**Resolution 25-08**      A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Magic Flower, Located At 8874 W. Business Park Drive (Tax ID# 3209B08L006) (Applicant: Egor Esipov for Magic Flower; Staff: Rick Benedict, Current Planner)

Chair Fernandez read the resolution title into the record.

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

Staff, Mr. Rick Benedict, presented his staff report.

Chair Fernandez invited the applicant to present information.

Chair Fernandez inquired if commissioners had any questions for staff or the applicant.

Chair Fernandez opened the public hearing.

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

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 25-08. The motion was seconded by Commissioner Collins.

**VOTE:** The main motion passed without objection.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Carpenter: My name is Brendan Carpenter. It's my first meeting here I am taking over for former commissioner CJ Koan. You have all been so welcoming, I thank you. Looking forward to seeing how this runs.

Commissioner Collins: I appreciate everyone being here and how expeditiously the meeting went. I look forward to seeing you guys next time

Commissioner McCabe: I would just like to welcome Brendan Carpenter on board. Look forward to serving with you.

Commissioner Scoggin: No Comment

Chair Fernandez: Welcome, Commissioner Carpenter it's a great pleasure and privilege to serve with you. My line is always open if you ever have any questions, comments, or concerns. I just stepped in as the chair, so this is also something I get to learn, and we're all getting to be learning and running together. Some of us are veterans of the Planning Commission, so we

have a very good mix here. Always for the public, thank you so much for your engagement and participation. Your testimony is very valuable to us and does help us as we are coming to decisions.

Wade Long:

I appreciate it. I would like to welcome Mr. Brendan Carpenter to the Planning commission, District 3. We are happy to provide some orientation training to the new commissioner. And would also like to extend the training opportunities to all commissioners, if there are any topics of interest that you have please let us know. We have an open door policy, and you are welcome to come by at any time. I would also like to inform everyone that tomorrow night at the Assembly meeting is the opportunity for public hearing regarding the Bogard-Seldon Corridor Access Management Plan. On a final note I do need to advise the commission that one of your decisions in a quasi-judicial matter related to a marijuana retail next to a school, Shoreline Cannabis, had been appealed to the BOAA. The commissions decision was overturned there but the borough has appealed that ruling to the superior court. Please refrain from any Ex-parte communications with the applicant, members of the public, or interested parties regarding to the matter.

Shannon Bodolay:

My name is Shannon Bodolay I'm one of the assistant borough attorneys. Welcome aboard Commissioner Carpenter. I wanted to introduce our intern. Raegan Visker is here with us this summer so she may be attending some of the meeting and she is helping our department on a lot of different things. Typically we break up the planning commission schedule in a few months but for the summer we try to break it up so that no one person is assigned to the whole summer. So I will be here for a meeting or two and then you will see the other attorneys rotate through and then we will get back to our schedule.


#### **XVI. ADJOURNMENT**

The regular meeting adjourned at 6:20 p.m.

 FOR

WILFRED FERNANDEZ  
Planning Commission Chair

ATTEST:



LACIE OLIVIERI  
Planning Commission Clerk

*Minutes approved:*

June 16, 2025