

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
VACANT, District 6
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 August 18, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on August 18, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Richard Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Doug Glenn
Commissioner Richard Allen
Commissioner Linn McCabe
Commissioner Michael Collins
Commissioner Brendan Carpenter

Absent/Excused: Commissioner Curt Scoggin

Staff Present: – Mr. Alex Strawn, Planning and Land Use Department Director
Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Ms. Erin Ashmore, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Chair Allen 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 – August 4, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)

Resolution 25-13 A Variance In Accordance With MSB 17.65 - Variances. Michael And Lindsay Williams Submitted An Application For A Variance From The 75-Foot Shoreline Setback Requirements Under MSB 17.55, To Allow For Construction Of A 1,176.5 Square Foot Cabin At Its Closest Location Of 52.5 Feet From Big Lake. The Property Is Located On Shepard's Island, Big Lake, Tax ID #6272000L007. Public Hearing: September 15, 2025; (Applicant: Michael and Lindsay Williams, Staff: Rebecca Skjothaug, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Chair Allen 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.)
Chennery Fife – In support of the Waterbody Setback Ordinance.

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

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

X. **PUBLIC HEARING LEGISLATIVE MATTERS**

Resolution 25-14 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.23 Port Mackenzie Special Use District To Repeal MSB 17.23.150 Development Permit Required And Associated Standards; (Staff: Alex Strawn, Planning And Land Use Director)

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Allen inquired if commissioners had any questions for staff

Chair Allen opened the public hearing.

The following persons spoke regarding Resolution 25-14:

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 Planning Commission Resolution 25-14. The motion was seconded by Commissioner Glenn.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented, and no comments were noted)

XII. UNFINISHED BUSINESS

Resolution 25-15

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending That The Assembly Establish A New Task Force To Review Ordinance 25-073 Regarding Land Use Permits, Setback And Screening Easements, Variances, And Definitions.

Staff: Alex Strawn, Planning And Land Use Director

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Allen inquired if commissioners had any questions for staff

Chair Allen opened the public hearing.

The following persons spoke regarding Resolution 25-15:

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 the Planning Commission Resolution 25-15 that she drafted. The motion was seconded by Commissioner Glenn.

MOTION: Commissioner McCabe moved to amend her resolution to add two new Whereas's and a new therefore be it resolved item that asks for at least 50 percent of the proposed task force to be lake home owners who are in compliance and to require water quality testing. The motion was seconded by Commissioner Carpenter.

Discussion ensued

MOTION: Commissioner Allen moved a secondary amendment to change 50 percent to 30 percent. The motion was seconded by Commissioner Carpenter.

- VOTE:** The secondary amendment passed.
- VOTE:** The primary amendment passed as amended.
- VOTE:** The main motion passed as amended without objection.

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: Happy with what's going on, as a commissioner and a property owner on a lake.

Commissioner Allen: I will just say as long as I have been on this commission, and it has always been my favorite part of being on this commission, is that we have always treated each other with respect, and had professional discussions, and cordially work through our business. And tonight was no exception, and I think in the end we did good work for the people of the borough.

Commissioner Collins: I appreciate everyone's time, and we will work through everything as we need to. There are some great minds on this board so we are gonna get through everything.

Commissioner Glenn: No comment

Commissioner McCabe: Thanks for everybody's patience as we worked through that Resolution.

Alex Strawn: We lost Commissioner Fernandez and he was the Planning Commission representative on the School site Selection committee. Which is established in code that when a school district needs a new school they initiate a process by which we form a committee to evaluate different properties to determine where the new school will be. It happens every so often, and we need to have a representative from the planning commission that board. So at the next meeting we are going to put under new business nominations for the school site selection committee. So please think about who you would like to nominate whether it is yourself or someone else. Great first meeting Commissioner Allen.


XVI. ADJOURNMENT

The regular meeting adjourned at 6:55 p.m.



RICHARD ALLEN
Planning Commission Chair

ATTEST:


LACIE OLIVIERI
Planning Commission Clerk

Minutes approved:

9/15/25