

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on April 15, 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
- Ms. Linn McCabe, Assembly District #5
- Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

- Mr. Andrew Shane, Assembly District #4
- Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

- Mr. Rick Benedict, Planner II
- Mr. Alex Strawn, Planning and Land Use Director *Telephonic
- Ms. Erin Dooling, Assistant Attorney
- Ms. Corinne Lindfors, Development Services Division Administrative Specialist/Planning Commission Clerk
- Mr. Mark Whisenhunt, Right-of-Way Inspector

*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: April 1, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-04 A conditional use permit in accordance with MSB 17.30 – Conditional Uses Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of earth material per year over a period of 60 years. The activity will occur on a 40-acre parcel at 9002 North Buffalo Mine-Moose Creek Road, Tax ID #18N02E03B005; Public Hearing: May 6, 2024 (Applicant: Jim Baxter for Northern Gravel & Trucking, LLC; Staff: Peggy Horton, Current Planner)

Resolution 24-06 A conditional use permit in accordance with MSB 17.30 – Conditional Uses Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of rip rap and screened materials annually through 2044. Blasting activities occur at this facility. The quarry is located within the east half of a 20-acre parcel located at 16556 East Back Acres Avenue, Tax ID #17N02E23A017; Public Hearing: May 6, 2024 (Applicant: Jim Psenak; 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.)
(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-03 A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for the operations of a marijuana retail facility known as Northern Emerald, located at 2803 S. Old Glenn Highway, Building #2; Tax ID #53998000L002. Public Hearing: April 15, 2024 (Applicant: Keith Crocker for Northern Emerald, 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 had no questions for staff:

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

Chair Koan opened the public hearing.
(There were no persons to be heard)

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

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 24-03.
The motion was seconded by Commissioner McCabe.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

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 available in the meeting packet.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Planning Director: Good meeting, no comment

- Time: 6:14 pm

All Commissioners : No comment

- Time: 6:14 pm

XVI. ADJOURNMENT

The regular meeting adjourned at 6:15 p.m.



C.J. KOAN
Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: May 6, 2024

