

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on June 3, 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 CJ 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

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Shannon Bodolay, Assistant Attorney
- Ms. Corinne Lindfors, Development Services Division Administrative Specialist

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 Fernandez.

A moment of silence for Planning Department Administrative Specialist Karol Riese.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: May 20, 2024

INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-08 A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 4200 E. Snider Drive Tax ID# 5274B03L007A. Public Hearing: June 17, 2024 (Applicant: Justin Benson, on behalf of Shoreline Cannabis; Staff: Rick Benedict, Current Planner)

Resolution 24-09 A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 10600 E. Max Drive Tax ID# 2209B02L001A. Public Hearing: June 17, 2024 (Applicant: Anthony Wells, on behalf of Smoke

Out Point; Staff: Rick Benedict, Current Planner)

- Resolution 24-11** A Conditional Use Permit in accordance with MSB 17.60 - Conditional Uses, for the operation of a Marijuana Retail Facility. The facility is moving from 1404 North Hyer Road to 6199 East Mountain Heather Way. The new location is on Tax ID # 6932000L002. Public Hearing: June 17, 2024 (Applicant: Teresa Zell, on behalf of Higher By Bad Gramm3r; Staff: Peggy Horton, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

- Resolution 24-13** A Resolution of the Matanuska-Susitna Borough Planning Commission recommending repeal of MSB 17.48 Mobile Home Park Ordinance in its entirety; Public Hearing: June 17, 2024; (Staff: Alex Strawn, Planning and Land Use Director)

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.)

The following persons spoke regarding:

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

XI. 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 - Condolences to family, friends, and coworkers of Karol Riese.

Dear Mr. [Name],

I have received your letter of the 15th and am glad to hear from you.

The information you have provided is being reviewed.

I will contact you again once a decision has been reached.

Thank you for your patience.

Sincerely,
[Name]

Enclosed for you are the documents mentioned in your letter.

Very truly yours,
[Name]

Commissioner: Allen – Karol will be missed; she was a real light. Condolences to her family, friends, and colleagues.

Commissioner: Fernandez – Sincere condolences to family, friends, coworkers, MSB on the loss of Karol Riese.

Commissioner: Glenn – Reflects on first meeting Karol Riese and sorrow upon hearing of her loss. Condolences to her family, friends, and colleagues.

Commissioner: McCabe – Echoes feelings and expresses condolences to family, friends, and coworkers of Karol Riese.

Commissioner: Scoggins- Echoes feelings and expresses condolences to family, friends, and coworkers of Karol Riese.

Commissioner: Koan - Echoes feelings and Condolences to family, friends, and coworkers of Karol Riese.

Director: Alex Strawn – Spoke in honor of Karol Riese and the great loss to family, friends, and coworkers.

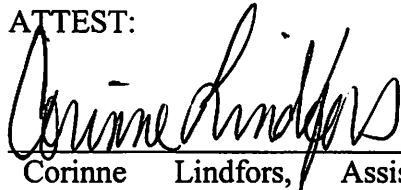
XVI. ADJOURNMENT

The regular meeting adjourned at 6:12 p.m.



CJ. Koan
Planning Commission Chair

ATTEST:



Corinne Lindfors, Assistant Planning
Commission Clerk

Minutes approved: June 17, 2024