

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on February 1, 2016, 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 John Klapperich.

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

Planning Commission members present and establishing a quorum:

- Mr. Thomas Healy, Assembly District #2
- Mr. John Klapperich, Assembly District #3 *Chair*
- Ms. Colleen Vague, District #4
- Mr. William Kendig, Assembly District #5
- Mr. Tomas Adams, Assembly District #6
- Mr. Vern Rauchenstein, Assembly District #7

Planning Commission members absent and excused were:

- Ms. Mary Anderson, Assembly District #1

Staff in attendance:

- Ms. Lauren Driscoll, Planning Services Chief
- Ms. Laura Newton, Assistant Borough Attorney
- Ms. Jessica Smith, Transportation Planner II
- Mr. Michael Campfield, Environmental Engineer
- Ms. Mary Brodigan, Planning Commission Clerk

**II. APPROVAL OF AGENDA**

Chair Klapperich 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 Mr. Eugene Carl Haberman, a member of the audience.

**IV. CONSENT AGENDA**

A. Minutes

*(There were no minutes available.)*

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

*(There were no introductions for quasi-judicial matters.)*

**B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

1. **Resolution 16-07**, A resolution recommending Assembly approval of an Interim Materials District (IMD), known as Alsop East; located on Tract A, Point MacKenzie Phase I Subdivision; within Township 15 North, Range 4 West, Section 27, Seward Meridian. Public Hearing: March 7, 2016. (*Staff: Susan Lee, Applicant: MSB Land Management*)

Chair Klapperich read the consent agenda into the record.

Chair Klapperich inquired if there were any changes to the consent agenda.

GENERAL CONSENT: The consent agenda was approved without objection.

**V. COMMITTEE REPORTS**

*(There were no committee reports.)*

**VI. AGENCY/STAFF REPORTS**

**A. Corridor Access Management Plans.**

Ms. Jessica Smith provided an overview of Corridor Access Management Plans in the Matanuska-Susitna Borough.

**VII. LAND USE CLASSIFICATIONS**

*(There were no land use classifications.)*

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

The following person spoke regarding concerns with public process and Commissioners and Staff speaking clearly into the microphone: Mr. Eugene Carl Haberman.

**IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS** (*Public Hearing not to begin before 6:15 P.M.*)

*Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

*(There were no quasi-judicial public hearings.)*

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**A. Resolution 16-05**, A resolution recommending Assembly adoption of the Seldon Road Extension Corridor Access Management Plan.

Chair Klapperich read the resolution title into the record.

Mr. Steve Kari, Project Manager for Stantec, provided a PowerPoint Presentation and overview on the Seldon Road Extension Corridor Access Management Plan.

Mr. Michael Campfield provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff and Mr. Kari regarding:

- whether any sections of Beverly Lake Road will be obliterated, and will all of the lake access properties still be able to connect to Beverly Lake Road;
- clarification of the public process for the plan; and
- how the plan will be enforced to ensure appropriate access management.

Chair Klapperich opened the public hearing.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

**MOTION:** Commissioner Kendig moved to approve Resolution 16-05. The motion was seconded.

**MOTION:** Commissioner Adams moved a primary amendment to Resolution 16-05 by deleting the fourth whereas Statement. The motion was seconded.

**VOTE:** The primary amendment passed without objection.

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

*(The meeting recessed at 7:35 p.m., and reconvened at 7:40 p.m.)*

**B. Resolution 15-30,** A resolution adopting an update to the Planning Commission Policies and Procedures Manual.

Chair Klapperich read the resolution title into the record.

Ms. Lauren Driscoll provided a staff report:

- staff recommended approval of the resolution.

Commissioner Healy questioned whether all future amendments and changes will need to be adopted by resolution.

Chair Klapperich stated that he found the section regarding “Conduct of Public in Attendance” to be interesting, and stated that he liked the formatting of the document.

Chair Klapperich opened the public hearing.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

**MOTION:** Commissioner Kendig moved to approve Resolution 15-30. The motion was seconded.

Commissioner Healy:

- referred to page 165 of the packet under “Conduct of Public in Attendance” and opined that it is not necessary for members of the public to be required to state the location of their residence during public testimony; and
- referred to page 170 of the packet under “Planning Commission Roles and Responsibilities”, and stated that he prefers to “inform” members of the public on land use rather “educate”.

**MOTION:** Commissioner Healy moved a primary amendment to replace the word "educate" with “inform” in the fourth bullet at the bottom of page 170 of the packet under “Commissioner Responsibilities”. The motion was seconded.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Commissioner Healy moved a primary amendment to delete “2015” from the resolution title and the now, therefore, be it resolved statement; and to change the date of the public hearing to February 1, 2016, in the fourth whereas statement. The motion was seconded.

**VOTE:** The primary amendment passed without objection.

Commissioner Adams suggested that the “Planning Powers for Alaska Communities” poster be made larger so that it is readable, and to replace the state documents for “Local Government” with legible documents.

**MOTION:** Commissioner Rauchenstein moved a primary amendment by adding the following verbiage as the first paragraph under Conduct of Public in Attendance" "As citizens of the United States of America, has a duty to be abreast of the activities of government, of the administration, and workings of the government. The government has a duty to inform the public in a timely manner. If the public declines to get involved, the government will have to do it's best to do its job without the public's help." The motion was seconded.

Discussion ensued as to whether this sentiment has already been conveyed in the document.

**WITHDRAWN:** Commissioner Rauchenstein withdrew his primary amendment. There was no objection from the second.

MOTION: Commissioner Adams moved a primary amendment to add "Borough" to the front page to read "Matanuska-Susitna Borough Planning Commission Manual". The motion was seconded.

VOTE: The primary amendment passed without objection

VOTE: The main motion passed as amended without objection.

## **XI. CORRESPONDENCE AND INFORMATION**

*(Correspondence and information was presented and no comments were noted.)*

## **XII. UNFINISHED BUSINESS**

*(There was no unfinished business.)*

## **XIII. NEW BUSINESS**

*(There was no new business.)*

## **XIV. COMMISSION BUSINESS**

A. Upcoming Planning Commission Agenda Items

*(Commission Business was presented and no comments were noted.)*

## **XV. DIRECTOR AND COMMISSIONER COMMENTS**

Ms. Laura Newton:

- welcomed Commissioner Vague;
- opined that the commission did a really good job with the Marijuana Ordinance at the last meeting; and
- stated that she is proud to have been a part of the process.

Commissioner Healy welcomed Commissioner Vague and stated that he looks forward to working with her.

Ms. Driscoll:

- responded to comments made by a member of the audience;
- stated that there were no handouts provided with Ms. Smith's presentation;
- there were color copies of Mr. Kari's PowerPoint presentation in the back of the room;
- the previous PC Manual was only five pages long and has not been readily available to members of the public;
- opined that the new manual is the most comprehensive and educational PC Manual in the state; and
- it will be available to the public on the Planning Commission page of the borough website.

Commissioner Vague:

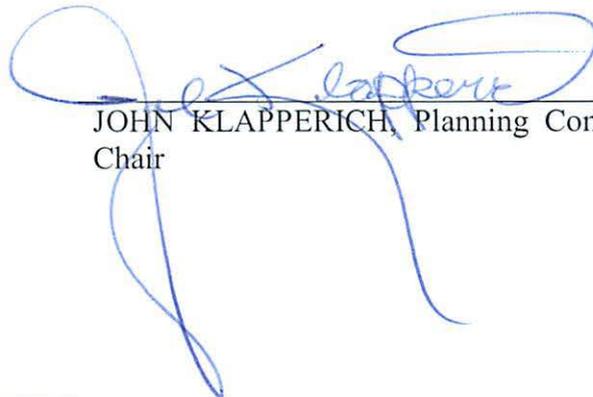
- said that it has been about six years since she last sat on board and she is very happy to be involved in the community again;
- appreciates the gracious way in which she has been welcomed, and is looking forward to working with everyone; and
- stated that she very much appreciates the new PC Manual, and recognizes that it is for the commissions purposes.

Chair Klapperich

- stated his appreciation for Commissioner Vague's expertise and looks forward to her contributions to the commission;
- requested that commissioners come to meetings prepared and have read their packets;
- opined that commissioner attendance has been nearly 100 percent;
- stated that he will read and follow the new PC Manual;
- encouraged members of the public to participate in PC meetings, but acknowledged that no one can make them attend; and
- wished safe travels to everyone.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 8:57 p.m.



JOHN KLAPPERICH, Planning Commission  
Chair

ATTEST:



MARY BRODIGAN, Planning Commission  
Clerk

*Minutes approved: March 7, 2016*