

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION
Mary Anderson, District 1
Thomas Healy, District 2
John Klapperich, Chair, District 3
Colleen Vague, District 4
William Kendig, District 5
Tomas Adams, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Eileen Probasco, Director of Planning &
Land Use
Sara Jansen, Acting Planning Services
Chief
Alex Strawn, Development Services
Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

*Assembly Chambers of the
Mat-Su School District Admin Building
501 N. Gulkana Street, Palmer*

October 3, 2016
REGULAR MEETING
6:00 p.m.

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA
Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
 - A. MINUTES
 1. August 15, 2016, regular meeting minutes
 - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 1. **Resolution 16-33**, a request for a variance in accordance with MSB 17.65 – Variances, regarding a variance to MSB 17.55 – Setbacks and Screening Easements, allowing a proposed garage to be built 5.7 feet from the Palmdale Drive right-of-way, located on Block 2, Lot 12, Longbeach Subdivision, Division 2, Palmer Recording District; Township 17 North, Range 1 West, Section 1, Seward Meridian. Public Hearing: October 17, 2016. (*Applicant: Denny & Rebecca Nelson, Staff: Susan Lee*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 16-35**, recommending Assembly approval of an Ordinance modifying MSB 17.28 and MSB 17.30 in order to Eliminate the Interim Materials District (IMD) Process. Referred to the PC on 8/2/16 for 90 days and due back to the Assembly by October 31, 2016. Public Hearing: October 17, 2016. (*Staff: Alex Strawn*)
2. **Resolution 16-36**, recommending Assembly approval of amendments to MSB 8.45.010, Buildings and Construction; Adoption of Codes Section to Reflect International Codes. Public Hearing: October 17, 2016. (*Staff: Bill Gamble*)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not 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.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

- A. **Resolution 16-29**, a request for a Conditional Use Permit in accordance with MSB 17.70, Regulation of Alcoholic Beverage Uses, for the expansion of the Knik Super Store Liquor package store, located at Lot 1, Settlers Bay Lodge Subdivision; 5721 S. Knik Goose Bay Road; within Township 17 North, Range 2 West, Section 34, Seward Meridian. (*Staff: Susan Lee, Applicant: Mark Button RMB, LLC*)
- B. **Resolution 16-34**, a request for a variance in accordance with MSB 17.65 – Variances, regarding a variance to MSB 17.55 – Setbacks and Screening Easements, allowing a proposed guest cabin to be built 10 feet from the South Rory Circle public right-of-way, located on Lot 6, Rocky Lake Subdivision, Palmer Recording District; within Township 17 North, Range 3 West, Section 21, Seward Meridian. (*Applicant: Michael Solmonson, Staff: Mark Whisenhunt,*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.