

**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, Planning Services Chief  
Alex Strawn, Development Services  
Manager  
Fred Wagner, Platting Officer  
Mary Brodigan, Planning Clerk

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

**December 19, 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. December 5, 2016, regular meeting minutes
  - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
  - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
    1. **Resolution 17-02**, a resolution recommending assembly approval of the Fishhook Community Council Comprehensive Plan. Public Hearing: January 16, 2017. (Staff: Sara Jansen)
- 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.*

X. PUBLIC HEARING: LEGISLATIVE MATTERS

A. **Resolution 16-42**, recommending the Assembly adopt the update to the Borough Recreational Trails Plan. (*Staff: Emerson Krueger*)

B. **Resolution 16-43**, recommending the Assembly adopt amendments to MSB 17.60.020(A) Applicability and MSB 17.60.150 General Standards for Marijuana related facilities. (*Staff: Alex Strawn*)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

A. A remand to the Planning Commission for further consideration of the Central Monofill Services (CMS) application for a Conditional Use Permit under MSB Code 17.60, for the operation of a monofill for the disposal of inert construction and demolition debris, including regulated asbestos-containing material (RACM) and non-regulated asbestos-containing material (non-RACM), and an outdoor storage yard for the sale of salvageable/recyclable materials, located at 2840 S. Glenn Highway (Tax ID: 17N02E18C010) AND 2560 S. Glenn Highway (Tax ID: 17N02E19B006); within Township 17 North, Range 2 East, Sections 18 and 19, Seward Meridian. Postponed from December 5, 2016. Public Hearing Closed: December 5, 2016. (*Applicant: Central Monofill Services (CMS), Staff: Mark Whisenhunt*)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Approval of the 2017 PC Meeting Schedule

B. 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.*

**Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.**