

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on August 3, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:08 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

- Ms. Mary Anderson, Assembly District #1, Vice-Chair
- Mr. Jason Ortiz, Assembly District #2
- Ms. Patricia Chesbro, Assembly District #3
- Ms. Colleen Vague, Assembly District #4, Chair
- Mr. Chris Elder, Assembly District #5
- Mr. Stafford Glashan, Assembly District #6 (Through Teams)

Planning Commission members absent and excused were:

- Mr. Sassan Mossanen, Assembly District #7

Staff in attendance:

- Mr. Alex Strawn, Development Services Manager
- Ms. Kim Sollien, Planning Services Manager
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Mr. Mark Whisenhunt, Planner II
- Mr. Joseph Metzger
- Mr. Adam Bradway, Planner II
- Mr. Theodore Eischeid, Planner II
- Ms. Karol Riese, Planning Commission Clerk (Through Teams)

II. APPROVAL OF AGENDA

Chair Vague 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. L.D. Howard.

Five-minute break for a sound system check. Resumed at 6:20 PM

IV. CONSENT AGENDA

A. Minutes

1. July 6, 2020, regular meeting minutes
2. July 20, 2020, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. Resolution PC 20-27, A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverages Uses, for the operation of an alcoholic beverage package store, located at 23471 S. Parks Hwy; (Tax ID #7561000L001); within Township 26 North, Range 5 West, Section 29, Seward Meridian. Public Hearing: August 17, 2020 (*Applicant: Stephen Mierop, dba Three Bears Alaska, Inc. Staff: Mark Whisenhunt*).
2. Resolution PC 20-28, A modification of an existing Conditional Use Permit in accordance with MSB 17.60 — Conditional Uses, for the expansion of an existing junkyard/refuse area operation, located at 572 S. Vine Road and 600 S. Vine Road (Tax ID # 6919000L002 & 6919000L001); within Township 17 North, Range 2 West, Section 10, Seward Meridian. Public Hearing: August 17, 2020 (*Applicant: Gerold Jacobsen, dba Alaska Car Crushing, Staff: Mark Whisenhunt*).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
(*none*)

Chair Vague read the consent agenda into the record.

Chair Vague 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

(*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 person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings 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.

- A. **Resolution PC 20-26**, a Conditional Use Permit in accordance with MSB 17.25 – Talkeetna Special Land Use District, for the operation of commercial storage unit facility greater than 6,000 square feet in size, located at 26731 S. Talkeetna Spur (Tax ID#

7909000L001); within Township 25 North, Range 4 West, Section 7, Seward Meridian
(Applicant: Gilliland, dba Alaska Self Storage, Staff: Mark Whisenhunt).

Chair Vague read the resolution title into the record.

Chair Vague:

- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- requirement limit on total size of building on parcels.

Chair Vague invited the applicant or their representative to provide an overview of their application.

Mr. Gilliland, applicant, stated that he had nothing further to add and would answer questions.

Commissioners questioned the applicant regarding:

- Meeting with Community Council or other public members

Chair Vague opened the public hearing.

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

MOTION: Commissioner Elder moved to approve Resolution PC 20-26. The motion was seconded.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

- A. Resolution PC 20-12**, recommending Assembly adoption of MSB 17.68, Outdoor Shooting Facilities, in order to establish standards for commercial, educational, and nonprofit outdoor shooting facilities (Staff: Alex Strawn).

Chair Vague read the resolution title into the record.

Mr. Alex Strawn provided a staff report/presentation:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- understand of the 1,000 feet – habitable structure after permit has been issued
- public outreach with Administrative permit
- jeopardy regarding noise
- shotgun range backstop
- 90 decibels – ambient decibels
- enforcement
- hours of operation

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 20-12:

Jerry Hupp, Mark Masteller, Sherry Musgrave, Warren Keogh, Dave Musgrave, Don Ford, Deborah Hanson, Wendy Stout, and Tony Anthony.

The following persons spoke in opposition of Resolution PC 20-12:

Ester Huddleston, Neal Moss, Mike Sears, Seth Chethlakett, Simon Gilliland, Brian Endle, and L.D. Howard.

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

Recess at 8:25; resumed at 8:35

Commissioners questioned staff regarding:

- administrative versus conditional use process chosen
- public process

Chair Vague invited staff to respond to questions and statements from the audience.

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

MOTION: Commissioner Elder moved to approve Resolution PC 20-12. The motion was seconded.

Discussion ensued regarding public process, a work session, MSB working with a non-profit.

MOTION: Commissioner Anderson moved a primary amendment to make it a conditional use permit rather than Administrative Permit. The motion was seconded.

VOTE: The primary amendment failed;
Vote: 3 Yes 3 No

Commissioner Vague read Resolution 20-12

VOTE: The main motion failed.
Vote: 3 Yes 3 No

XI. CORRESPONDENCE AND INFORMATION

(There was no correspondence and information.)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

- A. Adjudicatory *(if needed)*
- B. Upcoming Planning Commission Agenda Items

Mr. Strawn provided a brief update on projects that will be coming before the Planning Commission. Ellsworth

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Alex Strawn: I will be forwarding the failed resolution to the Assembly.

Commissioner Elder: An emotional night.

Commissioner Ortiz: Thanked staff for presentation and the public for their comments.

Commissioner Vague: This is the longest meeting we have had for a while. I appreciate the hard work of staff.

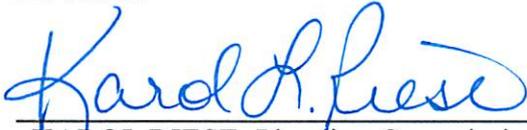
XVI. ADJOURNMENT

The regular meeting adjourned at 9:11 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 8-17-2020