

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on August 17, 2020, 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 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
- 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\*
- Mr. Sassan Mossanen, Assembly District #7

Planning Commission members absent and excused were:

- Mr. Jason Ortiz, Assembly District #2

Staff in attendance:

- Mr. Alex Strawn, Acting Planning and Land Use Director
- Ms. Kim Sollien, Planning Services Manager
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Mr. Mark Whisenhunt, Acting Development Services Manager
- Mr. Joseph Metzger, Planner II
- Ms. Karol Riese, Planning Commission Clerk\*

\*Indicates that the individual attended telephonically due to COVID safety protocols.

**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. Whisenhunt.

**IV. CONSENT AGENDA**

**A. Minutes**

1. August 3, 2020, regular meeting minutes

**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

1. **Resolution PC 20-30**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; allowing the operation of a junkyard/refuse area, located at 743 West Sunrise Drive (Tax ID# 640500L006); within Township 18 North, Range 2 West, Section

33, Seward Meridian. Alaska Superior Court has issued an order remanding this item back to the Planning Commission. Public Hearing: September 21, 2020 (*Applicant: Dewayne Creech for Creech's Junkyard, Staff: Mark Whisenhunt*).

2. **Resolution PC 20-32**, a variance request in accordance with MSB 17.65-Variances for a variance to the shoreline setback requirements of MSB 17.55-Setbacks. The variance would allow for the construction of a 26' x 24' single-family residence with deck to be situated approximately 33' from the shorelands of Middle Caswell Lake. The location of the request is 49572 S. Jumpin Circle (Tax ID# 607000L1067); within Township 22 North, Range 4 West, Section 14, Seward Meridian. Public Hearing: September 21, 2020 (*Applicant: Jason Nixa, Staff: Joe Metzger*).

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

GENERAL CONSENT: The consent agenda was approved as amended 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.

Recess at 6:09 PM; Reconvened at 6:15 PM.

**IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

- A. **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 (*Applicant: Stephen Mierop, dba Three Bears Alaska, Inc. Staff: Mark Whisenhunt*).

Chair Vague read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

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

Mr. Mierop, applicant, explained the status of the SOA Driveway permit.

Chair Vague opened the public hearing.  
(none)

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

MOTION: Commissioner Anderson moved to approve Resolution PC 20-27. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

Recess at 6:30 PM; Reconvened at 6:42 PM.

**A. 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 (*Applicant: Garold Jacobsen, dba Alaska Car Crushing, Staff: Mark Whisenhunt*).

Chair Vague read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- police impound lot; CUP applying to Lot 1; fence; and end date.

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

Ms. Rebecca Powell (by phone), Office Manager for Alaska Car Crushing, applicant, provided an overview of their application and addressed the pictures in the handout.

Commissioners questioned the applicant regarding:  
(none)

Chair Vague opened the public hearing.

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

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

Mr. Whisenhunt responded to questions and statements from members of the audience.

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

Gerold Jacobsen (by phone), applicant, introduced himself.

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

MOTION: Commissioner Massonen moved to approve Resolution PC 20-28. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**  
*(There were no legislative public hearings.)*

**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
- B. Reminder October 13, 2020 is a joint Assembly/Planning Commission
- C. Cancel of Planning Commission meeting scheduled for October 19, 2020 due to early and absentee voting occurring for the Borough's Regular Election and the State's General Election
- D. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

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

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Vague: Wetlands Mitigation project – would like an update on this project at the next meeting (October 5, 2020); running for District #4 Assembly.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:13 p.m.



\_\_\_\_\_  
COLLEEN VAGUE, Planning Commission  
Chair

ATTEST:



\_\_\_\_\_  
KAROL RIESE, Planning Commission Clerk

Minutes approved: 6/0