

MATANUSKA-SUSITNA BOROUGH

350 E. Dahlia Ave., Palmer, Alaska 99645

Chairperson
Terry Nicodemus

Vice Chair
Claudia Roberts



Board Members
Tina Crawford
Jesse Rongitsch

Alternate Board Member
Larry Schmidt

BOARD OF ADJUSTMENT AND APPEALS AGENDA ASSEMBLY CHAMBERS 350 E. DAHLIA AVENUE, PALMER

APPEAL HEARING

10 A.M.

MARCH 22, 2021

- I. CALL TO ORDER; ROLL CALL
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
 - A. March 8, 2021
- IV. ITEMS OF BUSINESS
 - A. Appeal Hearing - BOAA Case No. 21-02, Appeal the Denial of a Conditional Use Permit for an Alcohol Beverage Dispensary, Ashlee Stetson, Appellant
 1. Borough Staff (*10 Minutes To Present The Decision Below And To Set Forth The Evidence And Rationale Of The Decision Maker.*)
 - a. Mark Whisenhunt
 2. Appellant (*15 minutes*)
 - a. Ashlee Stetson
 3. Interested Parties (*5 Minutes Each*)
 - a. No Interested Parties
 4. Appellant For Rebuttal (*5 minutes*)
 - a. Ashlee Stetson, Appellant
- V. ADJUDICATORY SESSION
- VI. BOARD COMMENTS
- VII. ADJOURNMENT

I. CALL TO ORDER; ROLL CALL

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Chair Terry Nicodemus for the purpose of conducting an appeal hearing.

Board members present and establishing a quorum were:

Mr. Terry Nicodemus
Ms. Claudia Roberts
Ms. Tina Crawford
Mr. Larry Schmidt

Staff in attendance were:

Ms. Brenda J. Henry, Assistant Borough Clerk
Mr. John Aschenbrenner, Deputy Borough Attorney
Mr. Fred Wagner, Platting Officer

II. APPROVAL OF AGENDA

Chair Nicodemus queried if there were any changes to the agenda.

GENERAL CONSENT: There was no objection to the agenda as presented.

III. APPROVAL OF MINUTES

A. December 28, 2021

Chair Nicodemus queried if there were any changes to the minutes.

GENERAL CONSENT: There were no changes to the minutes as presented.

IV. ITEMS OF BUSINESS

A. Elect Chairperson

MOTION: Mr. Schmidt nominated Mr. Nicodemus for chairperson.

VOTE: The motion passed without objection.

B. Elect Vice Chairperson

MOTION: Mr. Schmidt nominated Ms. Roberts for Vice Chairperson.

VOTE: The motion passed without objection.

C. Appeal Hearing - BOAA Case No. 21-01, Appeal the Approval of the New Hope Estates Master Plan – Patricia Sikes, Appellant

1. Borough Staff (*10 Minutes To Present The Decision Below And To Set Forth The Evidence And Rationale Of The Decision Maker.*)

a. ~~Peggy Horton, Platting Technician~~ Mr. Fred Wagner, Platting Officer

Mr. Wagner presented the decision and rationale of the Platting Board.

Ms. Crawford asked questions of Mr. Wagner.

Chair Nicodemus asked questions of Mr. Wagner.

2. Appellant (*15 minutes*)

a. Patricia Sikes

Ms. Sikes provided her opening testimony.

No questions were asked of Ms. Sikes.

3. Entitlement Applicants (*15 minutes*)

a. John James

Mr. John James provided testimony.

No questions were asked of Mr. James.

b. Monica James

Ms. Monica James provided testimony.

No questions were asked of Ms. James.

c. Merle Sikes

Mr. Sikes did not provide testimony.

4. Borough Attorney (*15 Minutes*)

a. ~~Shannon Bedolay, Assistant Borough Attorney~~ Mr. John Aschenbrenner, Deputy Borough Attorney

Mr. Aschenbrenner provided his opening statements.

Ms. Crawford asked questions of Mr. Aschenbrenner.

Chair Nicodemus asked questions of Mr. Aschenbrenner.

5. Interested Parties (*5 Minutes Each*)
 - a. No Interested Parties

There were no interested parties to testify.

6. Appellant For Rebuttal (*5 minutes*)
 - a. Patricia Sikes, Appellant

Ms. Sikes provided her rebuttal.

V. ADJUDICATORY SESSION

MOTION: Ms. Roberts moved to enter into adjudicatory session.

VOTE: There was no objection noted and the Board entered into adjudicatory session at 11:04 a.m.

MOTION: Ms. Roberts moved to exit adjudicatory session.

VOTE: There was no objection noted and the Board exited adjudicatory session at 1 p.m.

Chair Nicodemus requested that Ms. Henry read the draft of the final decision into the record.

Ms. Henry read the draft final decision into the record. Noted for the record that the BOAA only requests that she read the final decision and not all of the findings and conclusions.

MOTION: Ms. Roberts moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

VI. BOARD COMMENTS

There were no comments provided.

VII. ADJOURNMENT

The meeting adjourned at 1:05 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS

Draft
TERRY NICODEMUS, BOAA Chairperson

ATTEST:

Draft
BRENDA J. HENRY, CMC, Assistant Borough Clerk

Minutes Approved: 03/22/21 (to be approved)