Matanuska-Susitna Borough

Planning Commission Meeting Agenda

Meeting Date: November 16, 2026
Meeting Time: 6:00 PM

Meeting Location

Assembly Chambers – Dorothy Swanda Jones Building
350 E. Dahlia Avenue
Palmer, Alaska 99645

Planning Commission Members

Chairperson: Richard Allen
Vice-Chair: Doug Glenn
Commissioners:

- Brendan Carpenter
- Maksim Zagorodniy
- Linn McCabe
- Ivan Fonov
- Curt Scoggin

Ways to Participate in the Meeting

1. Participate In Person

Members of the public may attend the meeting in person. You will have **three (3) minutes** to provide oral comments unless otherwise directed by the Chair.

2. Submit Written Comments

Send written comments to the Planning Commission Clerk:
Email: msb.planning.commission@matsu.gov
Deadline: Written comments must be received **by 12:00 p.m. (noon) on the Friday before the meeting.**

3. Provide Testimony by Telephone

1) Dial **1-855-290-3803**.
2) You will hear "joining conference" when connected.
3) You will be automatically muted and able to listen to the meeting.
4) When the Chair opens public testimony, if you would like to speak, press ***3**.
5) You will hear "Your hand has been raised."
6) When it is your turn to speak, you will hear "Your line has been unmuted."
7) State your name for the record, spell your last name, and provide your testimony.

4. Observe the Meeting Online

You may watch the meeting live using one of the following platforms:

- Matanuska-Susitna Borough Facebook page
- Matanuska-Susitna Borough YouTube channel

Meeting Agenda

1. Call to Order, Roll Call, and Determination of Quorum
2. Approval of Agenda
3. Pledge of Allegiance
4. Consent Agenda
   A. Meeting Minutes – October 19, 2026
   B. Introduction for Public Hearing: Quasi-Judicial Matters

Resolution 26-22 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands. To Construct Residential Structures Approximately 50 Feet From Rainbow Lake, Located At 1521 North Basie Point Circle (Tax ID # 6040B03L003), Within Township 17 North, Range 2 West, Section 3, Seward Meridian.
Staff: Ashley Stick, Current Planner
Public Hearing Date: December 7, 2026

Resolution 26-23 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct An Arctic Entry Addition To An Existing Residential Structure Approximately 67 Feet From Stepan Lake, Located At 149654 W. Gordons Road (Tax ID # 8578B05L015A), Within Township 17 North, Range 3 West, Section 9, Seward Meridian.
Staff: Natasha Grover, Current Planner
Public Hearing Date: December 7, 2026

Resolution 26-24 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55 Setbacks And Screening Easements, To Construct A Residential Structure Approximately 10 Feet From The Public Right-Of-Way East Carter Circle, Located At 2774 North Keith Street (Tax ID # 6017B02L004), Within Township 18 North, Range 1 East, Section 33, Seward Meridian.
Staff: Natasha Grover, Current Planner
Public Hearing Date: December 7, 2026

Resolution 26-26 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct Attached Garage Structure Approximately 50 Feet From Rainbow Lake, Located At 6831 W Scatters Way (Tax ID# 6041B08L010); Within Township 17 North, Range 2 West, Section 3, Seward Meridian.
Staff: Matthew Dungan, Current Planner
Public Hearing Date: December 7, 2026

C. Introduction for Public Hearing: Legislative Matters

5. Committee Reports
6. Agency/Staff Reports
7. Land Use Classifications
8. Audience Participation
9. Public Hearing: Quasi-Judicial Matters
10. Public Hearing: Legislative Matters
11. Correspondence and Information
12. Unfinished Business
13. New Business
14. Commission Business
    A. Planning Commission representative for School Site Selection Committee member
    B. Upcoming Planning Commission Agenda Items
15. Director and Commissioner Comments
16. Adjournment

Accessibility and Accommodation Information

Individuals with disabilities who need reasonable accommodation to participate in this meeting should contact the Borough ADA Coordinator:
Phone: 907-861-8432
Request Deadline: At least one week before the meeting.
