

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 11, 2004**

1. **CALL TO ORDER:** 7:00pm
2. **PLEDGE TO FLAG:** Led by Dawne **THOMSEN**.
3. **ROLL CALL:**

Present: Dawne **THOMSEN** (chair), Rob **GOLDBERG**, Lee **HEINMILLER**, Bill **STACY**, Jim **STANFORD**, Herb **VANCLEVE**

Absent: Harriet **BROUILLETTE**

Staff Present: Scott **HANSEN** (Administrative Assistant)

Visitors: Carolyn **WEISHAHN**, Lucy **HARRELL** (Borough Assembly), Ron and Randy **MINER**, Keith **BETTRIDGE** (Borough Manager), Debra **SCHNABEL** (Borough Assembly), Adrian **BOCHART**, Doug **OLERUD** (Borough Assembly), Barb **SHEINBERG** (Sheinberg Associates)

4. **APPROVAL OF AGENDA**

M/S **STANFORD/STACY** to approve the agenda.

Motion passed unanimously.

5. **APPROVAL OF MINUTES: NONE**

6. **PRESIDING OFFICER REPORT: NONE**

7. **PUBLIC HEARING: NONE**

8. **STAFF REPORT:**

- a) SSA project review - roof replacement and drainage project - 11 Ft. Seward Drive - Ron **MINER**

HANSEN described **MINER**'s proposed land use permit in the Significant Structures Area (SSA). Land use code requires that the Planning Commission review the permit to ensure that SSA zone regulations are followed carefully. **MINER** described a proposed roofing repair and a drainage improvement. The roofing repair will either be a composition covering, as several Fort Seward buildings display, or a more expensive metal covering which is only affordable if a grant can come through. **HEINMILLER** spoke to the drainage issue by saying that there used to be an old drawing showing a deep drainage system tied together, and they should still be tied together, but in a drainage project a number of years ago the City dug an output line up and compromised the integrity of the drainage system.

At present some owners sump their basements into the sewer system for lack of proper drainage in the Fort. **HANSEN** reluctantly stated that no design had yet been approved by public works director Bruce Smith, who is concerned with glaciation and wants to meet with **MINER** to discuss details of a French drain system. **HEINMILLER** asked about roofing styles. **MINER** noted that the preferred roofing is about \$15,000.00, and the composition type is about \$6,000.00. If they get the grant they'll purchase the nicer looking metal roofing. **HEINMILLER** noted the difficulty of obtaining or reusing existing asbestos shingles, which have become brittle and unworkable over the last hundred years.

M/S STANFORD/STACY to approve the permit, pending drainage approval from Public Works, and that the metal roofing be selected if the grant comes through, and if the grant doesn't come through that the composition material be approved.

GOLDBERG noted how important Fort Seward is to the community of Haines.

Motion passed unanimously.

- b) Excursion Inlet - Ocean Beauty has purchased the fish processing facility from Ward's Cove Packing Company, and the Borough is working with them to solidify the relationship between the company and the Borough.
- c) Plat - Palmieri

9. COMMUNICATION:

10. OLD BUSINESS:

a. Comprehensive Plan

SHEINBERG began a discussion over the Future Growth Map (FGM), a critical part of the upcoming Comprehensive Plan. The FGM pictorially explains the 25-year plan in mind when the Comp Plan is written, particularly the Land Use chapter. Extensive discussion about uses and areas ensued, revolving around existing uses within the road system and the documented and perceived expectations.

11. NEW BUSINESS: NONE

12. MEMBER COMMENT: NONE

13. PUBLIC COMMENT: NONE

14. NEXT MEETING DATE

- d) Comprehensive Plan worksession - Thursday, March 18, 6:00 pm, in the Assembly Chambers
- e) Regular meeting - Thursday, April 8, 2004, 6:00 pm, in the Assembly Chambers.

15. ADJOURNMENT

M/S STANFORD/HEINMILLER to adjourn.

The motion passed.

The meeting adjourned at 9:30 pm.

Respectfully submitted:

Scott **HANSEN**, Haines Borough Planning and Zoning Tech