

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
October 11, 2007**

Adopted

1. **CALL TO ORDER:** 6:34pm by Chairman **HEINMILLER**.
2. **PLEDGE TO FLAG:**
3. **ROLL CALL:**

Commission members present: Harriet **Brouillette**, Rob **Goldberg**, Lee **Heinmiller**, Kathleen **Menke**, Jack **Smith**, Don **Turner III**, Deborah **Vogt** (Borough Assembly liaison)

Absent: Dawne **Thomsen**

Staff Present: John Wurst (Land Manager/Assessor)

Visitors: Chris Schelb, Greg Stuckey, Milinda May, Leann Congers, Steve Ritzinger

4. **APPROVAL OF AGENDA:**

M/S Commissioners Goldberg/Turner to approve the agenda as amended by moving 12 a & b to 8 a & b NEW BUSINESS to PUBLIC HEARINGS. Motion carried unanimously.

5. **APPROVAL OF MINUTES for September 13, 2007 Regular Meeting Minutes:**

M/S Commissioners Menke/Goldberg to approve the minutes with the following corrections; **M/S Goldberg/Turner** to approve the agenda as submitted and **M/S Menke/Turner** made the motion to accept the minutes of the previous meeting with minor corrections. Motion carried unanimously.

6. **PUBLIC COMMENTS:** Greg Stuckey and Chris Schelb from the Chilkoot Indian Association invited the Haines Borough Planning Commissioners to planning meetings scheduled for October 24 & 29 & November 5th and 14th. Chris Schelb commented about site development reviews by the State Office of Historic Preservation.

7. **CHAIRMAN'S REPORT:** Contacted the property manager of the Burke Riley Trust and will continue future discussions regarding the potential development of borough right-of-way through the Burke Riley property to the Nukdik Point area.

8. **PUBLIC HEARINGS:**

a) Agenda item 12a Variance Request: Lee Clayton application to allow the height limitations of 30 feet be amended to allow the chimney chase to extend to approximately 32 feet in height.

M/S Brouillette/Menke to approve the variance request for height of Clayton's new residence. Motion passed unanimously.

b) Conditional Use Request: Hoffmeister/May application to use the commercial building 2nd floor in a multiple residential use at 614 Main St.

M/S Menke/Goldberg to approve conditional use with the provision that the fire marshal's approval be obtained before occupancy. Motion passed unanimously.

9. STAFF REPORT:

a) STAFF RECRUITMENT:

The position of Planning & Zoning Technician was advertised for a second time. Borough staff has conducted reference checks and an interview has been conducted. We are waiting for the candidate to inform us if they will accept the position.

b) Enforcement: No violations have been reported to this date.

c) Land Use Permits:

The following permits were issued since the last planning and zoning meeting:

07-49	8/22/07	Tim Walter	C-HAN-00-0800	Hannon Sub-211 W.Fair Dr.	temporary storage container
07-50	8/22/07	Toni Willard/Frank Dotson	C-TNS-10-0400	Townsite-418 Dalton St.	fence
07-51	8/29/07	Mike Ward-AK.Liquor Store	C-TNS-02-0200	Townsite-208 Main St.	2 signs
07-52	8/29/07	CIA-C.A. Schelb	C-STR-11-03A0	Aukerman Sub-Small Tract	clear brush/fence
07-53	8/28/07	Allen Hyatt	C-STR-02-5500	Hyatt Lk.Est.-Small Tract	SFR
07-54	9/10/07	Raymond Willard	C-HGL-01-0700	Highland Estates	SR-lot clearing/culvert
07-55	9/10/07	Salvation Army-Kevin Bottjen	C-ANY-04-0700	Any way Sub.	RR-addition
07-56	9/24/07	Boron c/o Tim Maust	C-ANY-03-0220	Any way Sub.	Garage 20x22
07-57	9/24/07	Brown,Jerome & Marcell	C-CIA-AB-0500	Chilkoot Inlet Sub	Brush Clearing

10. COMMUNICATION: None

11. OLD BUSINESS:

a) Highland Estates Lutak Rd street connection. Commissioners all remarked that the borough should pursue the development of a road right-of-way from Highland Estates to Lutak Rd, no motion was made on the issue. The Chair will make additional contacts with the Burk Riley Trust property manager and explore future options with him for right-of-way planning. Additional maps of the area were requested to be made available at future meetings which will help the planning commissioners in their review and recommendations. The planning commissioners continued the discussion of additional development within existing borough right-of-ways and about the need for future planning for new borough right-of-way development.

b) Haines Harbor Walking Path:

M/S Menke/Goldberg to use cruse ship head tax dollars to purchase land at Nukdik Point, develop and plan a walking/bike path to connect downtown water front to Nukdik Point. Motion failed 3 to 3.

The Planning Commissioners agreed that the concept of connecting Nukdik point and down town by a walking path is highly desirable. At this time and until property ownership and right-of-way issues are defined no recommendation for a funding source is appropriate.

c) Development of borough right-of-way/road standards: The Planning Commission Continued discussion regarding the private development of existing or platted right-of-ways that may be constructed in the future. The planning commission considered adding requirements for driveway development to the new road construction standards.

12 New Business

a. variance request to allow chimney chase to extend to approximately 32 feet of height, and b. conditional use request to use commercial building 2nd floor as multiple residential use, addressed under public hearing.

13 Comprehensive Plan Up Date & Review:

Commissioners discussed a schedule for reviewing the comprehensive plan and how the review could be done.

- 1) Add an index to the comprehensive plan.
- 2) Each commissioner could take a section to review and make recommendations to the commission at a future meeting(s).
- 3) Incorporate discussion points from public planning sessions sponsored by the Chilkoot Indian Association, and the Haines Borough Energy Task Force to be included in the commission's update of the Haines Borough comprehensive plan.

14 Title 18 Revisions: None

15 COMMISSION COMMENTS: Goldberg recommended that the commission meet at a second monthly meeting to review the comprehensive plan.

16 NEXT MEETING DATE: Regular Meeting - Thursday, November 8, 2007

17 ADJURNMENT; meeting was adjourned at 9:00pm.

Respectfully submitted:

John Wurst, Haines Borough Lands Manager/Assessor