

**HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
November 8, 2007**

Approved

1. **CALL TO ORDER:** 6:35pm by chairman **HEINMILLER**.
2. **PLEDGE TO FLAG:**
3. **ROLL CALL:**

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

Absent: Harriet Brouillette

Staff Present: John Wurst (Land Manager/Assessor), Steve Ritzinger (Planning and Zoning Tech.), Scott Bradford (Fire Chief, Water and Sewer Dept. Operator)

Visitors: Joe Poor, Bart Henderson, Jack Wenner, Lenise Henderson-Fontenot, Doug Evenden, Jessica Edwards (Chilkat Valley News)

4. **APPROVAL OF AGENDA:**
M/S Commissioners Goldberg/Thomson
Motion carried unanimously.
5. **APPROVAL OF MINUTES for October 11, 2007 Regular Meeting Minutes:**
M/S Commissioners Turner/Goldberg to approve the minutes with the following corrections:
For # 5 the commission discussed and expressed concerns on preparations of the minutes and corrections of content.
For # 11 B the words "to purchase land at Nukdik Point" are to be added after the words "to use cruise ship head tax dollars"
For # 13 2 the word "would" is to be changed to "could"
Motion carried unanimously.
6. **PUBLIC COMMENTS:** No public comments at this time
7. **CHAIRMAN'S REPORT:** The Chairman expressed gratitude towards the commissioners for attending the CIA's planning meetings, and that the Burke Riley property would be addressed later in the meeting.
8. **PUBLIC HEARINGS: Opened by the Chairman at 7:50 p.m.**
The public was invited to comment on the proposed new Skyline water tank. Local residents Joe Poor, Bart Henderson, Jack Wenner, Lenise Henderson-Fontenot, and Doug Evenden spoke out against the size, location and need for the water tower. Haines Borough Fire Chief and Water and Sewer Supervisor spoke of the necessity for it.
Motion by Turner to put the tank on the back of lot 10.
The motion was not seconded.

M/S Menke/Goldberg to deny the variance and ask the borough to rethink the project in terms of water source, location of the tank, and water capacity. The motion passed 5 to 1 with Turner against it.

The chairman suggested that when seeking a variance for situation of this magnitude a wider selection of adjacent landowners than those within 200 feet should be notified.

The Commission discussed the desirability of having construction projects come before the Planning Commission at earlier stages of the project, whether or not a variance is required.

9. STAFF REPORT:

Land Use Permits: for this period will be included in the next planning commission meeting.

10. COMMUNICATION: None

11. OLD BUSINESS:

a) Highland Estates Lutak Rd street connection. Connecting Highland Estates to the Haven Ct. Cul-de-sac by the Hutchins lot was physically explored by Wurst, Ritzinger and Goldberg. It is a gentle slope that could easily be built upon. Easements would have to be negotiated by the borough. It is being explored whether there is a section line along the Nordale Trust property that could connect with Lutak Rd. There is a possibility of development plans to layout the Nordale Trust land that would connect Highland Estates with Ocean View Street.

b) Haines Harbor Walking Path:

M/S Menke/Goldberg to ask the mayor to appoint a committee to gather information and present options regarding the development of the Haines Harbor walking path to Nukdik Point. The motion passed unanimously. Goldberg and Menke have volunteered to represent the planning and zoning commission.

c) Development of borough right-of-way/road standards: There is a written agreement from the borough manager for Lawrence Strawbridge that is being sought as a basis of direction for planning right of way development. This will be discussed along with road standards at the next PC meeting.

12 New Business

M/S Menke/Thomson to rename 7th Ave. loop to "Glacier Bear Drive." Motion passed unanimously.

13 Comprehensive Plan Review:

M/S Goldberg/Thomson to meet twice monthly starting in January of 2008 to work exclusively on the comprehensive plan at the second meeting.

Motion passed unanimously.

14 **Title 18 Revisions: None**

15 **COMMISSION COMMENTS: None**

16 **NEXT MEETING DATE: Regular Meeting** - Thursday, December 13, 2007
ADJURNMENT; meeting was adjourned at 8:30 pm.

Respectfully submitted:

Steve Ritzinger, Haines Borough Planning and Zoning Technician