

HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
September 11, 2008
Approved

1. **CALL TO ORDER:** at 6:32 by Chairman Lee Heinmiller.
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL**
Planning Commission Members Present: Chairman Lee **Heinmiller**,
Dawne **Thomsen**, Don **Turner III**, Greg **Brask**, Andy **Hedden**,
Deborah **Vogt** (Borough Assembly Liaison)
Planning Commission Members Absent: Vice Chairman Rob **Goldberg**,
Harriett **Brouillette**
Haines Borough Staff Present: Planning and Zoning Technician
Steve **Ritzinger**,
Visitors Present: Ray Staska, Susan Rex, Tom Morphet (CVN)
4. **APPROVAL OF AGENDA**
M/S Turner/Thomsen to approve the agenda. Motion passed 5 to 0.
5. **APPROVAL OF MINUTES:** August 14, 2008 Regular
M/S Turner/ Hedden to approve the minutes with the following
corrections:
 1. Item #7 shall read ...build a shelter for the people **on** the dock.
 2. Item #15 shall read ...and that the **former building site** could
potentially be used to accommodate some parking.
Motion passed 5 to 0.
6. **PUBLIC COMMENTS**
7. **CHAIRMAN'S REPORT:** Planning Commission Chairman Lee **Heinmiller**
mentioned that the borough hired Tom Bolen as the new manager.
He was in the office briefly, and shall return on Monday
September 15th.
8. **PUBLIC HEARINGS:** There were no hearings.
9. **STAFF REPORT:** P&Z Tech Steve Ritzinger presented the staff
report as presented in the packet with the following additions:
 1. The Bald Eagle Foundation has a pending permit to add on to
the building for a raptor recovery center.
 2. The Alaska Coastal Management Program sent a notice to the
borough that an Indigenous Planning Conference will be held in
Anchorage from October 1-3. the ACMP would pay for the
conference, travel, room and board. He requested input if the
Planning Commission is interested in having a borough
representative there.
10. **COMMUNICATION:**
11. **OLD BUSINESS:**
12. **NEW BUSINESS:**
 - A. Floreske Gravel Pit Review: *The borough has received a complaint that a
resource extraction operation on Jones Point Road (C-785-00-1120) is working within the 50
foot setback of a residential lot.*

Heinmiller read a letter that the borough sent to John Floreske on that day. The letter was the forth letter sent from the borough to Mr. Floreske directing him to stop resource extraction operations on the property. Adjacent Property Owner Ray Staska presented photographs taken on that day of Mr. Floreske excavating within the 50 foot industrial setback. He stated that Mr. Floreske has not been cooperative with the borough, and that he does not have a valid Conditional Use Permit. If Mr. Floreske does have a valid permit, Staska said that he would like to see it revoked. **Turner** questioned whether a conditional use permit was required in 1996. **Ritzinger** had a City of Haines code book from 2001 that required a CUP for resource extraction. **Wurst** pointed out that Mr. Floreske was notified that he had a right to appeal the borough's direction to stop extracting gravel. This Planning commission meeting was his opportunity to work through the issues, and he apparently chose not to do so. Susan Rex, who owns 4 acres south of and adjacent to Floreske's land said that she has a contract with Mr. Floreske to acquire the gravel pit property on September 30 of this year. She has granted him extensions several times. She believes that Mr. Floreske has proper permits, and that she paid for one of the permits to divert a channel of Sawmill Creek. She mentioned that Mr. Floreske has a permit to bury cars in the pond. **Heinmiller** asked if she has seen the permit, to which Rex replied that she has not. **Heinmiller** reasoned that no such permit would have been issued. It was decided that the item is an enforcement issue, and that the Planning Commission would review the permit if Mr. floreske submits an application.

B. Garden Café - Conditional Use Permit Review: *Members of the Planning Commission have received complaints about the parking near the Garden Café.*

Heinmiller mentioned that there is no room for parking in spaces 1, 5 and 6 as shown in the diagram. **Brask** said that the parking needs to be inviting and encourage people to park in the proper places, perhaps with signage. **Heinmiller** observed that the deck is not illustrated in its current location on the diagram, and that it needs to be updated. **Turner** pointed out that there is plenty of space on the property. The owners need to plow up part of the lawn and cover it with gravel. **Heinmiller** said that the borough needs to issue a letter stating that the conditions of the conditional use permit must be complied with or the permit will be revoked.

13. COMPREHENSIVE PLAN REVIEW

14. TITLE 18 REVISION:

15. COMMISSION COMMENTS:

Turner commented that the parking and snow storage for the assisted living facility is not adequate. **Ritzinger** stated that it meets the requirements of **HBC 18.80.040** which require 1 space per 4 beds at maximum capacity for hospitals, group homes, or overnight health care facilities. **Turner** stated that the code for snow storage and that specific parking requirement are inadequate.

16. NEXT MEETING DATE:

A. Regular meeting - Thursday, October 9, 2008, 6:30 pm

17. **ADJOURNMENT**

Respectfully Submitted:

Steve Ritzinger
Haines Borough Planning and Zoning Tech