



Haines Borough
Planning Commission Meeting
November 12, 2009
MINUTES

APPROVED

1. **CALL TO ORDER/PLEDGE TO THE FLAG** –Chairman **Heinmiller** called the meeting to order at 6:30 p.m. in the Assembly Chambers and led the pledge to the flag.

2. **SWEAR IN NEW MEMBERS** – **Heinz** swore in newly appointed commissioners **Pete Lapham** and **Roger Maynard** as well as reappointed commissioners **Robert Venables** and **Lee Heinmiller**.

ROLL CALL – Present: Chairman **Lee Heinmiller**, Commissioners **Rob Goldberg**, **Robert Venables**, **Donnie Turner**, **Roger Maynard** and **Pete Lapham**. **Absent:** **Andy Hedden**

Motion: **Venables** moved to excuse Commissioner **Hedden**. The motion carried unanimously.

Staff Present: **Steve Ritzinger** – Planning and Zoning Technician and **Jamie Heinz** – Deputy Clerk, **Bob Ward** – Interim Manager.

Visitors Present: **Jack & Tracy Allen**, **Dan Fitzgerald**, **Jack Wenner**, **Scott Sundberg**, **Suzanne Blue Star Boy** (via teleconference), **Jim Asper** (via teleconference), and others.

3. **APPROVAL OF AGENDA**

Move items 10E2 & 10E1 forward in the meeting; between 10A & 10B due to members of the public present for these topics – **Venables/Goldberg**

Motion: **Goldberg** moved to approve the agenda as amended. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – September 10, 2009 Regular Meeting

A correction was made to **Egolf's** question regarding taxes on right-of-way land dedicated to the borough.

Motion: **Turner** moved to approve the September 10, 2009 Regular Meeting Minutes as amended. The motion carried unanimously.

5. **PUBLIC COMMENTS** – None.

6. **CHARIMAN'S REPORT** – Chairman **Heinmiller** welcomed the new and reappointed members to the Planning Commission. He also spoke about right-of-way issues regarding the PC Dock as well as the close proximity of a stop sign to a yield sign in the Tower Road/FAA Road.

7. **STAFF REPORTS**

A. **Planning & Zoning Report** – **Ritzinger** summarized his written report that provided an update on recent permits, activities and projects.

In addition to his written report **Ritzinger** explained that the pending Title 18 re-write will begin after a new lands manager has been hired. He also talked about \$172,219 of Coastal Impact Assistance Program funds of which projects in Haines could be eligible for. It was asked if **Takshanuk Watershed Council** had been notified regarding projects

to utilize the funds and how the money was distributed. It was pointed out that mileage of coastline is often critical in formulas for distributing money appropriately.

8. **PUBLIC HEARINGS** – None

9. **OLD BUSINESS** – None

10. **NEW BUSINESS**

A. **HCMP Consistency Review** – None

E. **Other New Business (moved at approval of the agenda)**

2. **Lutak Zoning Area / Guest House Size (moved at approval of the agenda)**

The intent regarding stipulations in the zoning districts was discussed. Suggestions for potential policies and provisions were made.

1. **Haven Court Right-Of-Way Property Acquisition (moved at approval of the agenda)**

Research on the layout of the properties, intent behind the desire for an additional access route and steps for acquisition were topics discussed. Suggestions were made and direction was given for staff to continue looking at options.

B. **Haines Borough Code Amendments**

1. **Utilities within Setbacks**

Motion: Goldberg moved and it was seconded to recommend the Assembly adopt the draft ordinance clarifying setback requirements and exempting public utilities, including water and sewer lines, utility poles, and electrical lines and boxes, from a required variance to exist or be constructed in the setbacks. The motion was postponed to the next meeting to provide staff an opportunity to take a look at the ordinance to ensure it worked seamlessly with other sections of code.

C. **Historic Building Changes/Development** – None

D. **Project Updates:**

1. **PC Dock/Restroom/Pavilion**

Right-of-Way and bus parking issues were discussed. The manager planned to contact PND to adjust the concept to include lanes.

2. **Downtown Planning**

3. **Picture Point**

The difficulty in communicating with the Narada Trust and the amount of area remaining after paving Lutak Road were topics discussed.

E. **Other New Business ---Continued---** (first two items moved at approval of the agenda)

3. **Heavy Industrial Zoning / Porcupine Area**

The intent and desire to create a heavy industrial zone where there is currently some mining happening as well as allowed uses in zones were topics discussed.

4. **Future Borough Property Development / Land Sales**

The Planning Commission's designated responsibility to address borough land sales, the need for creating a plan to sell borough land, the benefits of doing so and the utilization of the money generated were topics discussed.

- 11. COMMISSION COMMENTS** –The need for considering a new sewer plant in the future and the Comprehensive Plan Revision RFP were topics discussed.
- 12. COMMUNICATION** – None
- 13. SET MEETING DATES** –It was asked if there was a willingness to move the meeting forward or back a week as one commissioner had a conflict. All agreed that Thursday, December 3rd was a date that worked. The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, December 3rd.
- 14. ADJOURNMENT** – 9:05 p.m.