



Haines Borough
Planning Commission Meeting
April 8, 2010
MINUTES

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** –Chairman **Heinmiller** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL – Present:** Chairman Lee **Heinmiller**, Commissioners Pete **Lapham**, Robert **Venables**, Donnie **Turner** and Andy **Hedden**. **Absent:** Rob **Goldberg** and Roger **Maynard**
Staff Present: Steve **Ritzinger** – Planning and Zoning Technician, Jamie **Heinz** – Deputy Clerk, Brad **Maynard** – Director of Public Facilities and Mark **Earnest** – Borough Manager.
Visitors Present: Bill & Libby **Kurz**, Jessica **Edwards** – CVN, Don and Karen **Hess** and others.
3. **APPROVAL OF AGENDA**
Motion: **Hedden** moved to approve the agenda. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – March 11, 2010 Regular Meeting
Motion: **Turner** moved to approve the March 11, 2010 Regular Meeting Minutes. The motion carried unanimously.
5. **PUBLIC COMMENTS** – None
6. **CHARIMAN'S REPORT** – Chairman **Heinmiller** pointed out that MRV Architects were meeting with the Assembly on April 22 regarding the downtown planning project.
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 additional permits that had come in since the publishing of the packet.

Non-conforming use transferring with ownership and elevated after the fact fees for contractors were other topics discussed. It was asked if the Chair or Deputy Chair would be attending the 4/13 Assembly meeting to explain the Planning Commission's rationale behind changing street names [they were planning to attend].
8. **PUBLIC HEARINGS** – None
9. **OLD BUSINESS** – None
10. **NEW BUSINESS**
 - A. **HCMP Consistency Review**
 1. **Hess Floating Dock**

The fact that the coastal zone enforceable policies only affect the townsite was discussed.

Motion: **Venables** moved to “support the coastal coordinator’s consistency review decision.” The motion carried unanimously.

B. Haines Borough Code Amendments – None

C. Historic District/Building Review – None

D. Project Updates – None

E. Other New Business

1. Wooten Land Transfer Request

Other mechanisms available to the property owners to relieve tax burden, the public's interest in acquiring the property, neighboring lots and covenants within the subdivision were topics discussed. **Kurz** explained the history of the subdivision and suggested Mr. Wooten check into a Federal Wetlands Act program. It was recommended that Mr. Wooten discuss with staff other options available.

2. Mechanism for Borough's Acceptance of Roads

Long plat approval processes, the Assembly accepting the roads and the possibility of requiring maintenance bonds were topics discussed.

11. COMMISSION COMMENTS – Earnest explained a vehicle moving through the legislature for a general obligation bond package available for school facility upgrades. He explained that projects that had been in the 65% drawings for the school renovation, but had to be removed due to lack of funding were being considered for funding through this package. **Venables** spoke in support of the projects as school district infrastructure. **Turner** said some of the projects are definitely needed and an addition to the school was a good idea. **Lapham** said he felt adding to the school was than creating a new facility.

Motion: Venables moved "the Planning Commission endorses the School District's request to the state legislature and recommends that the Borough Assembly support the request."

Earnest explained that this topic was on the Assembly's agenda for their 4/13 meeting. He also explained that past school boards had been involved in the approval of all of the projects being considered.

The motion carried unanimously.

12. COMMUNICATION – None

13. SET MEETING DATES – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, May 13th.

14. ADJOURNMENT – 7:15 p.m.