



Haines Borough
Planning Commission Meeting
September 9, 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 Rob **Goldberg**, Donnie **Turner**, Andy **Hedden**, Robert **Venables** and Roger **Maynard**. **Absent:** Pete **Lapham**
Staff Present: Steve **Ritzinger** – Planning and Zoning Technician and Jamie **Heinz** – Deputy Clerk.
Visitors Present: Tom **Morphet/CVN**, Bill & Libby **Kurz**, Sage & Holly **Thomas**, Jan **Merriman**, Jason **Rettinger**, and others.
3. **APPROVAL OF AGENDA**
Motion: **Goldberg** moved to “approve the agenda,” and the motion carried unanimously.
4. **APPROVAL OF MINUTES** – August 12, 2010 Regular Meeting
Motion: **Venables** moved to “approve the August 12, 2010 Regular Meeting Minutes,” and the motion carried unanimously.
5. **PUBLIC COMMENTS** – **Kurz** pointed out that at their special meeting the Assembly approved demolishing the school buildings with the exception of the gymnasium portion of the elementary school. He encouraged consideration of a municipal complex pointing out many of the community’s needs and suggested the Planning Commission look to the future and make a recommendation to the Assembly.
6. **CHARIMAN’S REPORT** – Chairman **Heinmiller** had nothing to report.
7. **STAFF REPORTS**
 - A. **Planning & Zoning Report** – **Ritzinger** summarized his written report that included the following items:
 - Recently issued permits
 - Adoption of Ordinance 10-07-235.
8. **PUBLIC HEARINGS** - None
9. **OLD BUSINESS** – None
10. **NEW BUSINESS**
 - A. **HCMP/ACMP Consistency Review** – None
 - B. **Historic District/Building Review** - None
 - C. **Haines Borough Code Amendments** – None
 1. **Setbacks for Parking Area – Action Item**
Heinmiller pointed out that parking is temporary in nature and not permanent as sheds or other structures are.
Motion: **Goldberg** moved to “Recommend the Assembly adopt this draft ordinance amending the structure definition.”
Turner said it’s difficult to have a parking area or driveway setback from a road because they need to connect. Also, when placing a driveway on a property with a hill,

you generally start at one property line and run along the entire length of the property to reduce grade as much as possible.

Other structures potentially needing removed from the definition were discussed, but it was determined that they aren't a problem for staff.

The motion carried unanimously.

2. Driveways in Setbacks – Action Item

Motion: **Goldberg** moved to “Recommend the Assembly amend borough code to allow driveways to be constructed in setbacks,” and the motion carried unanimously.

D. Project Updates – None

E. Other New Business

1. Proposal to Purchase Borough Property – Action Item

It was pointed out that the neighboring property owners hadn't been noticed per Borough Code and the topic will need to be placed on a future agenda. The possibility for covenants and conditions on the deed, the small amount of property that the Borough owns “out the road,” processes for selling Borough property that should be utilized and the lack of maintenance funds to care for the property were topics discussed. **Thomas** explained that the narrower portion of property is what the fellowship is interested in and that they plan on taking care of the entire property. He said that they see it as a benefit to the community.

2. Temporary Uses for Food Vending – Discussion Item

Ritzinger explained that the Hungry Moose and J.J.'s Pizza and Wings were interested in operating year round and that policy direction is being sought. The Planning Commission discussed topics such as mobility of the structures, Department of Environmental Conservation regulations, driveways and parking areas, permanent utilities to the structures, and use of mobile homes or containers. It was suggested that staff look at adding seasonal use verbiage to the code to help administration manage enforcement.

3. Classification of Chilkat Lake Property for sale – Action Item

Motion: **Venables** moved to “Recommend the Assembly or administration put the parcel back on the market for sale acknowledging the parcel had already been classified for sale,” and the motion carried unanimously.

During discussion **Venables** explained that because the parcel had already been classified for sale, it has already been declared excess land, it just happened to come back, so the parcel should be put back on the market for sale.

11. COMMISSION COMMENTS – Venables said he would be calling in for the October meeting.

12. COMMUNICATION – None

13. SET MEETING DATES – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, October 14th.

14. ADJOURNMENT – 7:18 p.m.