



Haines Borough  
Planning Commission Meeting  
June 12, 2014  
MINUTES

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** 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 Rob **Goldberg**, Commissioners Lee **Heinmiller**, Heather **Lende**, Andy **Hedden**, and Robert **Venables**; **Absent:** Danny **Gonce**, and Don **Turner III**.

**Staff Present:** Stephanie **Scott**/Mayor, David **Sosa**/Borough Manager, and Tracy **Cui**/Planning & Zoning Technician III.

**Also Present:** Paul **Wheeler**, Rebecca **Heaton**, Scott **Sundberg**, James **Alborough**, Tim **Ward**, Debra **Schnabel** (liaison)

3. **APPROVAL OF AGENDA**

**Motion:** **Lende** moved to “approve the agenda”. **Hedden** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – April 17, 2014 & May 8, 2014 Regular Meeting Minutes

**Motion:** **Heinmiller** moved to “approve the April 17, 2014 & May 8, 2014 Regular Meeting Minutes.” **Lende** seconded it. The motion carried unanimously.

5. **PUBLIC COMMENTS**

**Scott** invited the commissioners to attend the Energy Round Table. It is scheduled for 1:30 p.m. on June 26, 2014 at the library.

6. **CHAIRMAN’S REPORT**

**Goldberg** stated Roger Schnabel did a nice job crushing and covering the concrete slabs on Yngve Olsson’s property. It looks a lot better.

7. **STAFF REPORTS**

**A. Planning & Zoning Report**

**Cui** reported recent permitting and enforcement activities.

**Lende** asked about “temporary residence” permits. **Cui** explained that if persons desiring to place a temporary residence, or a trailer or mobile home outside of a mobile home or RV park for a temporary occupancy shall apply for a temporary residence permit.

8. **PUBLIC HEARINGS**

**A. Rezoning Petition – Chilkat Lake Road**

The Chairman **Goldberg** expressed concerns about the accuracy and completeness of the petition. Discussion ensued regarding what actions needed to take place at this meeting or if the Planning Commission had the option to defer this item until the next meeting. Code may need to be changed to allow the commission two meetings to

work with petitioners. The public was encouraged to work with the commission when developing future rezoning petitions.

No motion was made. **Sundberg** withdrew the rezoning petition.

9. **UNFINISHED BUSINESS** – None

10. **NEW BUSINESS**

A. **Historic District/Building Review** – None

B. **Haines Borough Code Amendments**

1. **Adding Setback Regulations to the General Use Zone**

**Motion:** **Lende** moved to “recommend the Borough adopt a construction declaration form that will come with an information sheet that will explain the zoning regulations and setbacks for the applicant’s location, and also amend the ordinance 13-12-358 by adding ‘public utilities’ to the list of exemptions to the setback requirements, and adding the General Use, the Mud Bay, and the Lutak Intet Planning/Zoning Districts to the setback chart with their respective setbacks established in code”. **Hedden** seconded it. The motion carried unanimously.

**Goldberg** and **Cui** will work on the information sheet. The amended ordinance 13-12-358 will be presented at the next regular meeting for the commissioners’ review.

C. **Project Updates** – None

D. **Other New Business**

1. **Classification of Borough Lands for Sale – Primary School Subdivision, Portion of Lot 8**

**Motion:** **Lende** moved to “recommend the Assembly classify a portion of lot 8, Primary School Subdivision for sale, and recommend the Borough Manager work with Haines Brewing Company to encourage them to purchase it”. **Hedden** seconded it. The motion carried unanimously.

2. **Downtown Revitalization Committee**

**Motion:** **Heinmiller** moved to “recommend the Assembly construct a walk/bike lane from Main Street to the edge of the Admin Building parking lot”. **Lende** seconded it. The motion carried unanimously.

3. **Library Extension Project**

The planning commissioners are in favor of the library expansion project. No motion was made.

4. **Primary School Subdivision**

Possible adjustments to the Primary School Subdivision were discussed.

Manager **Sosa** said he will direct Borough staff to organize a working group to advise the commission on potential changes to the subdivision.

11. **COMMISSION COMMENTS** – None

12. **COMMUNICATION** – None

13. **SET MEETING DATES** – The next regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, July 10, 2014.
14. **ADJOURNMENT** – 9:32 p.m.