



Haines Borough  
Planning Commission Meeting  
December 18, 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**, Andy **Hedden** (called in), Robert **Venables**, Heather **Lende**, and Don **Turner III**.  
**Staff Present:** Jan **Hill**/Mayor, David **Sosa**/Manager, Krista **Kielsmeier**/Deputy Clerk, and Carlos **Jimenez**/Public Facilities Director.  
**Also Present:** Glenda **Gilbert**, Mike **Case**, Roger **Schnabel**, and Brenda **Jones**.
3. **APPROVAL OF AGENDA**  
**Motion:** **Venables** moved to “approve the agenda.” **Turner** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – November 13, 2014 Regular Meeting Minutes  
**Motion:** **Heinmiller** moved to “approve the November 13, 2014 regular meeting minutes.” **Lende** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS** – None
6. **CHAIRMAN’S REPORT** – None
7. **STAFF REPORTS**
  - A. **Planning & Zoning Staff Report**
8. **PUBLIC HEARINGS** – None
9. **UNFINISHED BUSINESS** – None
10. **NEW BUSINESS**
  - A. **Historic District/Building Review** – None
  - B. **Haines Borough Code Amendments**
    1. **Temporary Residence in HBC 18.60.020(H)**

**Venables** restated his objection. He would like to see more exceptions that will allow property owners to temporarily occupy an RV or mobile home on private properties as a conditional use.

**Motion:** **Turner** moved to “recommend the Assembly adopt the proposed ordinance.” **Lende** seconded it. The motion carried 5 – 1 with **Venables** opposed.
  - C. **Project Updates** – None
  - D. **Other New Business**
    1. **Classification of Borough Lands for Sale – 3-MLR-00-0110**

**Motion: Venables** moved to “recommend the Assembly classify the property for sale again.” **Turner** seconded it. The motion carried unanimously.

## 2. History of Vacation of Rights-of-Way within Tlingit Park

**Goldberg** said that the plat shows a portion of Front Street was vacated.

**Heinmiller** said Planning and Zoning Technician Tracy Cui might be able to produce a map with these changes to Beach Road. It will be helpful for the future planning.

## 3. Consideration of Vacating One Portion of Mathias Avenue Right-of-Way

**Jimenez** said Norm Smith applied for water service years ago, and the permit was not granted. There are problems with that line because of the grade. Staff have been communicating with the adjacent property owners on trying to acquire utility easement. Carol Waldo declined, but Marvin Smith agreed to grant the Borough a 15’ wide utility easement by gaining the ownership of the same square footage of right-of-way on Mathias as compensation.

**Motion: Venables** moved to “support the staff’s recommendation.” **Lende** seconded it. The motion carried unanimously.

## 4. Planning Commission Seat F Re-appointment

**Motion: Heinmiller** moved to “recommend for the mayor to re-appoint Commissioner Don Turner III to serve Seat F for a three-year term ending November 2017.” **Venables** seconded it. The motion carried unanimously.

## 5. Planning Commission Chair and Vice-Chair Appointments

**Goldberg** said he would be willing to accept nomination for chair.

**Motion: Heinmiller** moved to “appoint Goldberg as Planning Commission Chair.” **Turner** seconded it. The motion carried unanimously.

**Motion: Goldberg** nominated Heinmiller as Planning Commission Vice-Chair. **Turner** seconded it. The motion carried unanimously.

## 6. 2015 Regular Planning Commission Meeting Agenda Preparation Calendar

The commission reviewed and agreed to the calendar.

## 11. COMMISSION COMMENTS

**Turner** volunteered to be the representative on the Lutak Dock “strategic-doing” committee.

**Lende** and **Turner** will get together with Borough Assessor Dean Olsen to conduct site visits to identify Borough-owned properties for sale.

## 12. CORRESPONDENCE

### A. Zoning Clarification of Property C-208-TL-0400

**Goldberg** said there has been a dispute about what the zoning classification is for this property. Schnabel’s property and two adjoining properties have two zoning designations – rural mixed use and multiple residential. **Goldberg** suggested the commission initiate a rezoning of these properties.

**Venables** did not understand why a staff administrative error would constitute a zoning change.

**Goldberg** said this error is from before consolidation. There would be a public process.

**Case** said there was a depiction that was improperly portrayed by drawing it wrong and coloring it in wrong.

**Goldberg** said someone in 2001 or before decided that there were two different uses happening on those three properties. This map is not detailed enough to see exactly where the line is. The gravel pit was put in the multiple residential zone where resource extraction is not allowed.

**Jimenez** said there was no problem with the gravel pit, which has been grandfathered in.

**Schnabel** said he did go through the public process in 2001. Respectfully, he does not want to go through that again.

**Schnabel** said he would like the commission to direct staff. He has been confused about what he can or cannot do on his property.

**Turner** said he believed this can be fixed administratively.

**Goldberg** said he will speak with Cui to correct the zoning map.

13. **SET MEETING DATES** – The next regular Planning Commission meeting was scheduled for 6:30 p.m. on Thursday, January 8, 2015.
14. **ADJOURNMENT**– 7:24 p.m.