



**Haines Borough
Planning Commission Meeting
May 14, 2015
MINUTES**

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Vice-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 Rob **Goldberg** (called in), Commissioners Lee **Heinmiller**, Robert **Venables**, Don **Turner III**, Brenda **Josephson** (called in), and Rob **Miller** (called in).
Absent: Heather **Lende**

Staff Present: Jan **Hill**/Mayor, and Kathryn **Friedle**/Administrative Assistant

Also Present: Mike **Case** (Assembly liaison), Diane **LaCourse**, Jim **Stickler**, Ron **Jackson**, Debi **Knight Kennedy**, Sean **Gaffney**, Tresham **Gregg**, Heather **Shade**, Darcie **Culbeck**, Meredith **Pochardt**, Stephanie **Scott**, Fred **Shields**, and others.

3. **APPROVAL OF AGENDA**

Venables suggested two amendments:

- 1) Add Povey significant structure porch addition to 10A; and
- 2) Move 10B1 Off-Premises Sign Ordinance to after 7 and before 8.

Motion: **Venables** moved to “approve the agenda as amended.” **Goldberg** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – April 16, 2015 Regular Meeting Minutes

Motion: **Venables** moved to “approve the April 16, 2015 regular meeting minutes with amendments to correct wording in motion of 10B1 and comments in 10D1.” **Turner** seconded it. The motion carried unanimously.

5. **PUBLIC COMMENTS**

Stickler expressed his concerns about getting his building permit approved. **Heinmiller** said the manager should be able to make the decision. The Planning Commission expressed support for policy or code change if needed.

Case asked for assurances that Knight Kennedy’s appeal would be heard after 10B1.

Gregg said that a joint meeting of the Planning Commission, Port and Harbor Advisory Committee, and Parks and Recreation Advisory Committee needs to be scheduled to discuss the harbor design, as stated in the Haines Comprehensive Plan.

6. **CHAIRMAN’S REPORT**

Goldberg said he had lunch with the Governor and tried to promote Haines’ issues and encouraged the Governor to visit Haines. He was in Juneau for the nomination of Lonnie Hotch for the First Lady Volunteer Award.

7. **STAFF REPORTS**

Planning & Zoning Staff Report

10B1. Off-Premises Sign Ordinance in HBC 18.90 – Action Item:

Public testimony from Haines’ business owners has shown that for those whose businesses are located off the main traffic routes, placing a sign directing people to their business is essential for their survival. Most of these signs are on private property and have the permission of the property owner. The signs on the public sidewalk on Portage Street are allowed in Code as long as they are placed three feet from the curb. Requiring a conditional use permit will allow the Planning Commission and the public to review an off premises sign for acceptability. The Commission was very concerned about the \$150 cost for permitting and asked staff to see if there might be a way to minimize the permitting procedure and costs.

Motion: Venables moved to “recommend that the Borough Assembly adopt the code revision embodied in previous ordinance #11-06-270.” **Josephson** seconded it. The motion carried unanimously.

8. PUBLIC HEARINGS

A. Debi Knight Kennedy – Appeal to the Planning Commission – Action Item:

Heinmiller opened the public hearing at 6:54 p.m.

Heinmiller closed the public hearing at 6:56 p.m.

Motion: Venables moved to “uphold the petitioner’s appeal as consistent with the recommendations to amend the Borough code.” **Turner** seconded it. The motion carried unanimously.

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. Historic District/Building Review – Povey Significant Structure Porch Addition – Action Item:

Motion: Venables moved to “approve the addition to the historic building with consultation with the PC Vice-Chair on the final design for the width of the steps to be contained within the footprint of the porch.” **Turner** seconded it. The motion carried unanimously.

B. Haines Borough Code Amendments

1. Off-Premises Sign Ordinance in HBC 18.90 – Action Item:

Action was taken above per amended agenda.

2. Temporary Residence Ordinance in HBC 18.60.020(H) – Action Item:

Motion: Venables moved to “recommend the Assembly adopt the draft ordinance with the following amendments: 1) change number of days from 15 to 30, 2) add ‘motor home and RVs’ to the initial sentence in HBC 18.60.020(H), and 3) delete reference of campground as temporary residence from HBC 18.20.020.” **Turner** seconded it. The motion carried 5-1 with **Venables** opposed.

C. Project Updates – None

D. Other New Business

1. Jones Point Property – Discussion Item:

Pochardt acknowledged that the area is zoned heavy industrial (and will be surrounded by industrial properties), but it will not be used as such due to the funding restrictions. The deed states that the area cannot be subdivided. Takshanuk Watershed Council plans to develop trails and maintain the area as a natural area that can be utilized by the public. She stated that snow machines would not be allowed on the property.

Culbeck stated that site cleaning up is the first step due to the contaminated soil, two old mill sites, and old buildings. Public non-motorized access will be provided.

More discussion ensued. While the Planning Commission was appreciative for the significant cleanup, it expressed concern with the substantial reduction in industrial acreage of 50 acres. This will need to be addressed in future planning.

11. **COMMISSION COMMENTS** - None
12. **CORRESPONDENCE** - None
13. **SET MEETING DATES**
 - A. Regular Meeting - Thursday, June 11, 2015.
14. **ADJOURNMENT** - 8:22 p.m.