



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

ROB GOLDBERG, CHAIR
LEE HEINMILLER, VICE-CHAIR
ROBERT VENABLES
HEATHER LENDE
DON TURNER III
BRENDA JOSEPHSON
ROB MILLER

Thursday, September 10, 2015 - 6:30 p.m.

Assembly Chambers, 213 Haines Hwy.

1. CALL TO ORDER / PLEDGE TO THE FLAG
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: August 13, 2015
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. Hill Top Subdivision Preliminary Long Plat Approval – C-USS-A2-2716 – Action Item – Property owner Roger Schnabel submitted a preliminary plat prepared by a registered land surveyor to the commission at 20 percent to 35 percent completion in order that general agreement may be reached on layout and arrangement of streets and lots and other public utilities before a final plat is prepared. He proposed to subdivide the above-listed property into 72 lots. The commission will process the preliminary plat pursuant to the standards set forth for special conditions permits and the standards set forth in HBC 18.100. **Possible Motion:** Approve Hill Top Subdivision Preliminary Long Plat.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. Historic District/Building Review: None
 - B. Haines Borough Code Amendments:
 1. Clarify "Temporary Commercial Structure" – Discussion Item – Commercial trailers are becoming more prevalent in town. The use of temporary commercial trailers is not currently addressed in the Borough code. Staff is seeking advice from the commission.
 2. Nonconforming Lot for A Public Utility Project – Discussion Item – The Assembly authorized via resolution Purchase of Property from Louie Meacock to facilitate the Piedad Springs Project. However, the purchase will result in creating a nonconforming lot, which is less than one acre. An ordinance allowing a nonconforming lot size for a public utility is drafted by staff for introduction to the Assembly.
 - C. Project Updates: None
 - D. Other New Business:
 1. South Portage Cove Harbor Expansion Project – Discussion Item – PND has prepared the 95 percent design review submittal for the South Portage Cove Harbor Expansion project. The commission is invited to review and comment.
 2. John Sickman – Appeal to the Planning Commission – Action Item – Property owner Sickman submitted a land use permit application to construct a single family residence (SFR) on a vacant lot of Skyline Estates Subdivision. The Borough determined the proposed SFR will exceed the 30' height limit. Sickman disagrees with the manager's interpretation of the Borough code relating to building height. He submitted his written appeal to the Planning Commission. **Possible Motion:** The Planning Commission confirms the Borough's decision.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATE
 - A. Regular Meeting – Thursday, October 8, 2015 6:30 p.m.
14. ADJOURNMENT