



Haines Borough  
Planning Commission Meeting  
June 14, 2012  
MINUTES

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:35 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, Commissioners, Don **Turner III**, Lee **Heinmiller**, Andy **Hedden**, Roger **Maynard**, and **Robert Venables** (via teleconference). **Absent:** Danny **Gonce**.

**Staff Present:** Steve **Ritzinger**/Borough Planning and Zoning Technician

**Also Present:** Mayor Stephanie **Scott**, Assembly member Debra **Schnabel**, Tom **Kirchner**, Tom **Morphet**/CVN, Bill **Kurz**, and Jack **Wenner**.

3. **APPROVAL OF AGENDA**

**Motion:** **Heinmiller** moved to “approve the agenda,” and the motion carried unanimously.

4. **APPROVAL OF MINUTES:**

**Motion:** **Turner** moved to “approve the April 12<sup>th</sup> and May 11<sup>th</sup> Planning Commission regular meeting minutes,” and the motion carried unanimously.

5. **PUBLIC COMMENTS**

**Scott** spoke about scheduling a joint Planning Commission meeting with the Borough Assembly to discuss downtown revitalization and lobbying priorities for Haines Borough in Washington DC.

6. **CHAIRMAN’S REPORT**

**Goldberg** mentioned that on the previous day he had attended a meeting with the group considering a community building, which was attended by the architects and planning firm working with the Borough. An efficiency study will take place to assess the practicality of using existing Borough buildings versus combining buildings.

7. **STAFF REPORTS** - **Ritzinger** mentioned that he had started working for the Borough on June 1<sup>st</sup>, and that 5 permits had been approved since that time.

8. **PUBLIC HEARINGS:**

- A. **Julia Heinz – Mountain View Escape Subdivision**

1. **Temporary Cul-de-Sac Conditional Use** – The Planning Commission determined that dead-end roads are to be measured from the cul-de-sac to the nearest intersection and that since the length of Ptarmigan Way measured in that manner is less than 500 feet that a temporary cul-de-sac conditional use permit would not be required.
2. **Preliminary Plat Public Hearing** – Chairman **Goldberg** opened the public hearing at 6:46 p.m.

**Heinz** stated that efforts have been made to create a good plan with accessible lots and a road that meets Haines Borough road standards.

**Kirchner** added that lot 1, Block A is going redrawn to have a panhandle access to Ptarmigan Way.

**Goldberg** closed the public hearing at 6:48.

Culverts were discussed. **Kirchner** mentioned that the 36 inch and 48 inch culverts were oversized to adequately address drainage.

**Goldberg** mentioned that the lots at larger than an acre exceed the Haines Borough Code required 10,000 square foot minimum lot size, but questioned whether they could adequately facilitate well and septic systems.

**Heinz** mentioned that builders will be required to comply with Alaska Department of Environmental Conservation regulations, and also suggested that alternative methods of wastewater and sewage disposal may be considered.

**Turner** suggested that conduit be installed in the road bed for power if it is not initially installed.

It was discussed whether the plat would be reviewed as a 20% to 35% or 100% complete. **Kirchner** stated that with the exception of the panhandle revision, the developer considers the plat to be 100% complete.

**Motion:** **Turner** moved to “approve the Mountain View Escape Subdivision plat with a revision of a Lot 1, Block A to include a 30 foot panhandle access,” and the motion carried unanimously.

**B. Hanes Borough – Comprehensive Plan Update:**

Chairman **Goldberg** opened the public hearing at 7:04 p.m.

**Schnabel** requested for the Comprehensive Plan to be completed on the Planning Commission level.

**Kurz** mentioned that Barb Sheinberg had done an excellent job at including public input in the document.

Chairman **Goldberg** closed the public hearing at 7:09 p.m.

**Motion:** **Heinmiller** moved to approve the Comprehensive Plan draft for a second public hearing,” and the motion passed unanimously.

**9. UNFINISHED BUSINESS - None**

**10. NEW BUSINESS**

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

**B. Haines Borough Code Amendments - None**

**C. Project Updates – None**

**D. Other New Business**

**1. Haines Borough Main Street Properties and Elks Property**

**Kurz** stated that the Borough should hold onto properties until a plan for the properties is in place.

**Schnabel** inquired about reports from Ann Marie Palmieri regarding the contamination of the Primary School property

**Scott** mentioned points from an e-mail forwarded to her from Darcie Culbeck about concepts related to a civic campus.

**Venables** stated that there is much planning work to be done prior to the sale of the properties that falls within the purview of the Planning Commission, and that the process will take time.

**Hedden** mentioned that Main Street suffers from a lack of parking, and that he would ultimately see some of the Main Street properties in the private sector, but not until a plan is in place.

**Maynard** stated that if downtown is to be revitalized that land needs to be owned by business owners.

**Goldberg** contrasted Borough property versus community property. He stated that the properties should not be handled as excess Borough property such as vehicles that are sold when not of use, but rather be retained as they are used by the community. He pointed out that the Planning Commission is unified in the concept that there is no rush to dispose of the property.

It was decided that the Chairman will write a memo to the Borough Assembly stating that the Planning Commission stands by its decision to classify the properties for sale.

The Elks property was discussed. **Turner** mentioned that he would like more information on the status of the building. It was agreed that the value of the property is in the strategic location of the land more than the building.

## **2. Chilkat Lake Road & Carrs Cove Subdivision Rezoning Letters**

**Venables** requested for the Chilkat Lake Road area survey statement that lists specific conditional uses in rural mixed use zoning be omitted. He mentioned that he would like for the Planning Commission to work on recommendations for the General Use area regarding setbacks from property lines, sewage disposal issues and building separation for new construction to protect public safety and property values.

Single residential zoning was considered as an option presented in the Carrs Cove survey. Due to the topography of the area it was decided that small lots would not be good planning, and that single residential would not be included as an option in the survey.

## **11. COMMISSION COMMENTS**

The Mountain View Escape plat was considered on whether it was approved as a 20-35% or 100% complete plat. The intent of the code is to give the Planning Commission two opportunities to review a proposed subdivision plan prior to construction. **Turner** pointed out that the Planning Commission could have required a second public hearing.

## **12. COMMUNICATION**

**13. SET MEETING DATES** – A special meeting is scheduled for 6:30 p.m. Thursday June 21<sup>st</sup> to hold a second public hearing to recommend for the Assembly to adopt the Haines Borough Comprehensive Plan rewrite. The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, June 14<sup>th</sup>.

**14. ADJOURNMENT**– 6:45 p.m.