



# Haines Borough Planning Commission Regular Meeting Agenda

## COMMISSIONERS:

ROB GOLDBERG, CHAIR  
DANIEL GONCE, VICE-CHAIR  
ROBERT VENABLES  
ROBERT MILLER  
ANDY HEDDEN  
DON TURNER III  
LEE HEINMILLER

Thursday, May 9, 2013 - 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: April 18, 2013
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
8. PUBLIC HEARINGS:
  - A. Jeffrey and Darcee Messano – Guest House Conditional Use Proposal - Action Item: Messano has requested for the Planning Commission to approve a Conditional Use Permit to allow the construction of a 14' by 18' guest house to be built on their property. Haines Borough Code 18.70.040 allows a guest house upon approval of a conditional use permit.  
Possible motion: Approve Messano conditional use proposal.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
  - A. Historic District/Building Review: None
  - B. Haines Borough Code Amendments - Title 18 Revisions
    1. Parking Regulations in HBC 18.80.040 – Action Item - Small lots in the downtown area make it difficult for commercial development to meet the parking requirements. Allowing adjacent street parking to count toward the parking requirement may help remedy this problem. Chairman Rob Goldberg suggests the following motion: Add: A8. Legal, on-street parking spaces adjacent to the property being developed may be counted toward meeting the parking requirement in 18.80.040(B).
    2. 15' Building Separation Regulations in HBC 18.80.030 - Action Item - Consider adding: the 15-foot separation between unattached buildings applies only when one of the buildings is for human occupancy.  
Possible Motion: Recommend the Assembly adopt this draft ordinance amending the 15' building separation regulations.
    3. Clarify "Temporary Residence" in HBC 18.60.020 and "Temporary Use" in HBC 18.20.020 - Discussion Item - This item is scheduled as a follow-up to the Temporary Residence Permit on the April 18, 2013 Agenda.
    4. Disclosure of Zoning Regulations for Property Sales - Discussion Item - This item is up for discussion at the request of Robert Venables.
    5. Flashing or Blinking Sign Regulations in HBC 18.90.070 – Discussion Item - Flashing or blinking signs are prohibited by Haines Borough code. It has been brought to the attention of the Borough that the flashing/blinking signs are becoming more prevalent in the townsite service area.
  - C. Project Updates: None
  - D. Other New Business:
    1. Soboleff/McRae Veteran's Village Plan – Discussion Item: Haines Assisted Living submitted a preliminary plan of the Veteran's Village project. The discussion item is scheduled at the request of James Studley.
    2. Downtown Revitalization Committee - Action Item: The Planning Commission will be appointing one planning commissioner to fill a seat on this committee.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATES
  - A. Regular Meeting – Thursday, June 13, 6:30 p.m.
14. ADJOURNMENT