



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, December 12, 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: November 14, 2013
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
 - B. Follow-Up Gina St. Clair Appeal
 - C. Borough Attorney Memo – Appeal Procedure on Einspruch Appeal From Planning Commission Decision
8. PUBLIC HEARINGS: None
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. Historic District/Building Review:

[The Planning Commission will sit as the Historic District Committee and hear the following agenda items pertaining to properties and buildings in the Significant Structures Area or Historic District zones.]

 1. Nicholas Trimble – Deck & Walkway Expansion – Action Item – Trimble has requested the Planning Commission approve walkway expansion at Fort Seward Lodge. **Possible motion:** Approve the Fort Seward Lodge walkway expansion project.
 2. Chilkoote Enterprises Inc. – Installation of Handrail & Ramp – Action Item – REACH Inc., on behalf of the tenant, requested the Planning Commission approve installation of an access ramp with handrails to the front entrance of their office for wheelchair use. **Possible motion:** Approve the proposed ramp with handrails plan.
 - B. Haines Borough Code Amendments:
 1. Public Water & Sewer Services Connection in HBC 18.100.092(A)(2) – Discussion Item – Currently the code requires property owners to connect to the public utility within six months when it becomes available. There is one issue staff wants the Planning Commission to consider: it is difficult to enforce that because property owners do not want to connect to public utility if their own private wells and septic systems work fine.
 2. Appeals to the commission in HBC 18.30.050 – Discussion Item – Currently the code does not allow the Planning Commission to grant a postponement. Amending code may allow the Planning Commission to consider a request for a postponement under certain circumstances.
 - C. Project Updates: None
 - D. Other New Business:
 1. Possible Rezoning of Sawmill Road Area – Discussion Item – Since Bart Henderson withdrew his rezoning petition, the Planning Commission would like to have a work session to talk about rezoning the Sawmill Road area.
 2. Planning Commission Seat B Appointment and Seat E Re-appointment – Action Item – A request for appointment to serve on the Planning Commission submitted by Heather Lende, and a request for re-appointment to serve on the Planning Commission submitted by Rob Goldberg are forwarded to the Planning Commission for review. **Possible motion:** Recommend for the mayor to appoint Heather Lende to serve Seat B, and re-appoint Commissioner Rob Goldberg to serve Seat E for a three-year term ending November 2016.
 3. Planning Commission Chair and Vice-Chair Appointments – Action Item – The Planning Commission is required to appoint a Chair and Deputy Chair per HBC 18.30.040(A). **Possible motion:** Appoint _____ as Planning Commission Chair and _____ as Planning Commission Vice-Chair.
 4. 2014 Regular Planning Commission Meeting Agenda Preparation Calendar – Action Item – 2014 Regular Planning Commission Meeting Agenda Preparation Calendar will be reviewed by the Planning Commission. **Possible motion:** Approve 2014 Regular Planning Commission Meeting Agenda Calendar.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATES
 - A. Regular Meeting – Thursday, January 9, 2014 6:30 p.m.
14. ADJOURNMENT