



Haines Borough
Planning Commission Meeting
April 17, 2014
MINUTES

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** 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**, Commissioners Don **Turner III**, Lee **Heinmiller**, Danny **Gonce**, Heather **Lende** and Andy **Hedden**; **Excused Absence:** Robert **Venables**.

Staff Present: Stephanie **Scott**/Mayor, David **Sosa**/Borough Manager, Carlos **Jimenez**/Director of Public Facilities, and Kathryn **Friedle**/Admin Assistant.

Also Present: Tara **Bicknell**, Roger **Schnabel**, Jim **Stanford** and Joanne **Waterman**. Rob **Goldberg** welcomed new Borough Manager, David **Sosa**, on behalf of the Planning Commission.

3. **APPROVAL OF AGENDA**

Motion: **Goldberg** moved to postpone Agenda Item 10D5, Jones Point Green Space, until the May 8, 2014 Planning Commission Meeting, provided documents are submitted in the required time by Brad Ryan. **Heinmiller** seconded it. The motion carried unanimously.

Motion: **Goldberg** moved to move Agenda Item 10D4, Haines Memorial Winter Recreational Area, to immediately after Staff Report on the Agenda due to a conflict of time request made by presenter, Jim **Stanford**. **Hedden** seconded it. The motion carried unanimously.

Motion: **Turner** moved to approve the agenda. **Heinmiller** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – March 13, 2014 Regular Meeting Minutes will be submitted at the May 8, 2014 Planning Commission Meeting.
5. **PUBLIC COMMENTS** – None
6. **CHAIRMAN'S REPORT** - None
7. **STAFF REPORTS** - None
8. **PUBLIC HEARINGS**

- A. **Tara Bicknell – Appeal to the Planning Commission – Action Item**

Land use permit for Tara **Bicknell** to build a dry cabin on her property was approved unanimously by the Planning Commission due to **Goldberg's** telephone discussion with Jess Parker at ADEC regarding water use and disposal on **Bicknell's** property. **Goldberg** will e-mail Jess Parker at ADEC and ask her to send written verification of water use and disposal on dry cabin properties.

Planning Commission agreed to add to Haines Borough code more detailed information on dry cabins.

- B. **Yngve Olsson – Appeal to the Planning Commission – Action Item**

Roger **Schnabel** represented Yngve Olsson, who was unable to attend the meeting.

Motion: **Turner** moved to approve Yngve Olsson's appeal. The placement of concrete slabs on the property do not designate a landfill, with Roger **Schnabel's** verbal promise to level, clear, and fill in Olsson's property in the near future. **Heinmiller** seconded it. The motion carried unanimously.

C. Roger Schnabel – Resource Extraction & Material Storage Conditional Use Permit – Action Item

Motion: **Hedden** moved to approve Roger **Schnabel's** conditional use permit for a resource extraction operation for three years. **Turner** seconded it. The motion carried unanimously.

Lende discussed adding a condition for truck movement (i.e., time of day, days of week, etc.).

The issue of whether **Schnabel** is permitted to bring fill and recyclable construction materials to the site will be resolved with a search of the zoning history of the property.

D. Joanne Waterman – Port Chilkoot Fire Hall Height Variance – Action Item

Motion: **Gonce** moved to approve Joanne **Waterman's** height variance to allow the construction of an additional 40' to the existing Port Chilkoot Fire Hall. **Turner** seconded it. The motion carried 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. Possible Rezoning of Sawmill Road Area – Discussion Item

Goldberg said he will work with the Borough Planning & Zoning Technician Tracy Cui to come up with a revised zoning map. A rezoning public hearing will be held at the next regular meeting.

2. Plan for Borough Land Sales – Discussion Item

Planning Commission unanimously agreed to postpone this item until fall 2014.

3. Picture Point Wayside Project – Discussion Item

Motion: **Hedden** moved to send to the Assembly approval of Phase 1 and not to go beyond the existing budget by listing items from most important to least important. **Heinmiller** seconded it. The motion carried 5-1 with **Gonce** opposed.

4. Jim Stanford – Haines Memorial Winter Recreational Area – Discussion Item

Motion: **Heinmiller** moved to recommend the Assembly write a letter of support for the grant application. Jim **Stanford** will be submitting in support of the Haines Memorial Winter Recreational Area at 25 mile Haines Highway. **Hedden** seconded it. The motion carried unanimously.

5. **Jones Point Green Space – Discussion Item** – Postponed until May meeting.

6. **Mt. Riley Recreational Area – Discussion Item**

Motion: **Lende** moved to recommend the Assembly support the creation of a ski/sledding hill on Mt. Riley Road to provide a safe area for Haines youth/families to recreate in the winter. **Heinmiller** seconded it. The motion carried unanimously.

11. **COMMISSION COMMENTS** - None

12. **CORRESPONDENCES** - None

13. **SET MEETING DATES** – The next regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, May 8, 2014.

14. **ADJOURNMENT**– 10:05 p.m.