



Haines Borough  
Planning Commission Meeting  
October 9, 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 Lee **Heinmiller**, Andy **Hedden**, Robert **Venables**, Danny **Gonce**, and Don **Turner III**. **Absent:** Heather **Lende**  
**Staff Present:** Tracy **Cui**/Planning & Zoning Technician III.  
**Also Present:** William **Pence** (called in), Jennifer **Kemp** (called in), Greg **Seymour**, Dave **Long**, Thom **Ely**, and Debra **Schnabel** (liaison).
3. **APPROVAL OF AGENDA**  
**Motion:** **Turner** moved to “approve the agenda”. **Venables** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – September 11, 2014 Regular Meeting Minutes  
**Motion:** **Venables** moved to “approve the September 11, 2014 regular meeting minutes”. **Hedden** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS**  
**Ely** expressed concerns about the Heliport Conditional Use Permit that was granted to John Floreske at the last planning commission meeting. He asked the commission to reconsider its action.  
**Goldberg** said the code does not allow the commission to re-consider a vote.
6. **CHAIRMAN’S REPORT** - None
7. **STAFF REPORTS**  
A. **Planning & Zoning Staff Report**  
**Cui** reported monthly land use permitting and enforcement orders.
8. **PUBLIC HEARINGS**  
A. **Haines Animal Rescue Kennel (HARK) – 33’ Section-Line Easement Vacation (SLEV)**  
**Pence** introduced the proposal to the commission on behalf of the property owner, HARK.  
The commission reviewed the preliminary plat. The Borough did not receive any objection on this request.  
**Motion:** **Venables** moved to “support the vacation of the 33’ section line easement within Tract 2, Subdivision Plat of Lot 40, Sec.2, T.31S., R59E., C.R.M.”. **Gonce** seconded it. The motion carried unanimously.  
B. **Haines Real Estate – Plat Amendment**

**Long** said he found technical drafting errors in the easement descriptions included on Plat 2009-11. Lot 16D was not given written utility easement, and Lot 16C was not given proper utility easement language within the original plat.

**Motion: Gonce** moved to “approve the plat amendment per the resubdivision of Lot 16, Sec.35, T.30S., R.59E., C.R.M.”. **Hedden** seconded it. The motion carried unanimously.

9. **UNFINISHED BUSINESS** – None

10. **NEW BUSINESS**

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

B. **Haines Borough Code Amendments**

1. **Vacation Rental in HBC 18.70.040**

**Motion: Venables** moved to “recommend the Assembly adopt the proposed draft ordinance to amend Haines Borough Code 18.70.040 by allowing vacation rental with a conditional use permit in the light industrial/commercial zone”. **Turner** seconded it. The motion carried unanimously.

2. **Signage Ordinance in HBC 18.90**

The commissioners discussed the draft and asked the Assembly to convey their concerns regarding the signage ordinance to staff, and staff to work with the commission to solve those concerns.

C. **Project Updates** – None

D. **Other New Business**

1. **Chilkoot Indian Association Wetland Plan Steering Committee**

**Heinmiller** volunteered to be the formal representative to the steering committee. The commission supported it and appreciated his offer.

11. **COMMISSION COMMENTS**

**Schnabel** suggested the commission consider installing fences around the playground at Tlingit Park in order to mitigate the impacts of the construction staging area across the street. The commission agreed to schedule this topic on the next agenda.

12. **CORRESPONDENCE**

A. **Request for Reconsideration of the Heliport Decision** – T. Ely

Ely expressed his concerns earlier at the meeting.

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

14. **ADJOURNMENT**– 7:32 p.m.