



Haines Borough
Planning Commission Meeting
February 11, 2016
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**, Brenda **Josephson**, Rob **Miller**, Heather **Lende** and Don **Turner III**. Larry **Geise** called in.
Staff Present: Brad **Ryan**, Interim Manager, and Kathryn **Friedle**, Admin. Assistant
Also Present: Diana **Lapham**, Emily **Files** and Karen **Garcia**, Mike **Case**, Tim **Thomas**, Mike **Wilson**, Michelle **Wilson**, Sean **Brownell**, Annie **Humphrys**, John **Carlson**, Jack **Smith**, Eric **Forster**, Cambria **Holmes**, Leigh & Greg **Horner**, and Nicholas **Szatkowski**.
3. **APPROVAL OF AGENDA**
Motion: **Miller** moved to “approve the agenda as amended.” **Josephson** seconded it. The motion carried unanimously.
4. **APPROVAL OF MINUTES** – January 14, 2016 Regular Meeting Minutes
Motion: **Turner** moved to “approve the January 14, 2016 minutes.” **Heinmiller** seconded it. The motion carried unanimously.
5. **PUBLIC COMMENTS**—None
6. **CHAIRMAN’S REPORT**
 - A. Add Chilkat Valley Preschool construction drawings to New Business for the March 10th PC meeting.
7. **STAFF REPORTS**
 - A. **Planning & Zoning Staff Report**
Friedle reported monthly permits and updates on projects.
8. **PUBLIC HEARINGS**
 - A. **Forster/Holmes—Restaurant Conditional Use Proposal—Action Item**
Goldberg opened the public hearing at 6:50 p.m.
Forster explained new parking map for restaurant and discussed parking and composting issues with commissioners and public.
Goldberg closed the public hearing at 7:30 p.m.
Motion: **Turner** moved to “approve the conditional use permit for Pilotlight Restaurant.” **Lende** seconded it. The motion carried unanimously.
 - B. **Southern Energy, Inc.—Walker Lake Hydro Conditional Use Proposal—Action Item**
Floreske stated he was at meeting to answer questions.
Szatkowski stated concerns about biological impact on Little Salmon Watershed.

Goldberg stated that the Walker Lake Hydro project will be using Walker Creek—not Little Salmon Watershed, and that extensive reviews of the project have been done by the Federal Energy Regulatory Commission and USACE, as well as the Takshanuk Watershed Council—all of whom have approved the project as not impacting the environment.

Motion: Lende moved to “approve the conditional use permit for Southern Energy, Inc.” **Miller** seconded it. The motion carried unanimously.

9. UNFINISHED BUSINESS

A. **Michael Wilson – Heliport Conditional Use Proposal—Action Item**

Thomas and **Smith** supported 35 Mile heliport for heliskiing and winter tourism.

Brownell discussed safety issues concerning 33 Mile and FAA approval of 35 Mile. **Brownell** stated future plans for building a ski lodge at 35 Mile.

Turner, Josephson and **Heinmiller** agreed to add a condition to this permit that it is to be specific to heliskiing.

Motion: Turner moved to “approve the conditional use permit for Michael Wilson Heliport for Heli-skiing only.” **Miller** seconded it. The motion carried unanimously.

B. **Michael Wilson – Heliport Appeal – Action Item**

Motion: Heinmiller moved to “send question back to attorney for additional opinion to see if conditional use permit granting for heliskiing has changed his opinion” and it was amended to “send back to Interim Borough Manager, who will ask attorney for further evaluation.” **Miller** seconded it. The motion carried unanimously.

C. **Clarify “Building Height”**

Motion: Josephson moved to “adopt definitions as written for HBC 18.20 **Building Height** and **Grade Plane**, and for HBC 18.30 **Building Height**.” **Miller** seconded it. The motion carried unanimously.

10. NEW BUSINESS

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

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

C. **Project Updates--None**

D. **Other New Business—None**

11. COMMISSION COMMENTS—None

12. CORRESPONDENCE - None

13. SET MEETING DATES

A. Regular Meeting—Thursday, March 10, 2016.

14. ADJOURNMENT– 9:00 p.m.