

Haines Borough
Planning Commission Meeting
April 11, 2024
MINUTES

Draft

3

1. CALL TO ORDER/PLEDGE TO THE FLAG/LAND ACKNOWLEDGEMENT/ROLL CALL:

Chair **BROWN** called the meeting to order at 6:39 pm in the assembly chambers and on zoom, and led the pledge to the flag.

Commissioners Present: Patty **BROWN**, Eben **SARGENT**, Erika **MERKLIN**, Dan **SCHULTZ**, Derek **POINSETTE**, Brian **O'RILEY**

Absent: Rachel **SAITZYK**

Assembly Members: Craig **LOOMIS**/Liaison, Tom **MORPHET**/Mayor

Staff Present: Kiersten **LONG**/Deputy Clerk, Tony **WILSON**/It Tech

Visitors Present: Nishan **WEERASINGHE**, Joe **PARNELL**, Peter **DOHRN**, Roger **SCHNABEL**, Mathew **JILLSON**, Don **TURNER JR**, and 17 others on zoom.

2. APPROVAL OF AGENDA: The following Items were on the published consent agenda indicated by an asterisk (*)

3 – Approve Minutes from 3-14-24 Regular Planning Commission Meeting

Absent objection hear item 12D and 12E before Item 12A and to remove the minutes from the consent agenda

3. APPROVAL OF MINUTES:

MOTION MERKLIN moved to “approve the 3-14-24 minutes” and the motion carried unanimously.

MOTION: SARGENT moved to “direct the staff to provide the commissioner response forms to be considered in their review of the Conditional Use Permit appeal” and the motion carried unanimously.

4. PUBLIC COMMENTS:

PARNELL – Derelict buildings in the Fort

TURNER – Following code Conditional Use Permit

5. CHAIR’S REPORT: Chair **BROWN** reported on

A. Geotechnical Conversation

B. Bear/Human Conflict Taskforce

6. COMMISSIONER COMMENTS:

SCHULTZ – Making a comment to the Assembly “please use us as a resource”

POINSETTE – Bear/Human Conflict Task Force; Bear safety event June 6th; Comment deadline has been extended to April 26th for the comprehensive plan; Between May 9th and June 13th will be a planning commission work session; Received email from Constantine North regarding the April 24th comment deadline to send a letter to extend the comment deadline to 30 days.

MOTION: POINSETTE moved to “send this letter as a body to commissioner John Boyle” and the motion carried unanimously.

SARGENT – Planning commission should take their own minutes; Planning Commission should take charge of their own minutes; a list of active topics or projects listed in the minutes that have carried from previous minutes. Thinks things could move through quicker if we are tracking them better; Maybe a spread sheet with a list or somewhere on the agenda.

7. **SUBCOMMITTEE REPORTS:** None
8. **ASSEMBLY LIAISON REPORT:** Assembly member **LOOMIS** reported the assembly passed a motion to rehear cup 23-87 and 23-87B.
9. **STAFF REPORT:**
 - A. **Staff Report**
 - B. **Comprehensive Plan Update**
 - C. **Discussion Regarding Planning Commission Meeting Schedule**

MOTION: **SARGENT** moved to “move Planning Commission Meetings to the third Thursday” and the motion carried unanimously.

10. **PUBLIC HEARINGS:**

A. **Haines Borough Clean Metal Project Conceptual/35% Designs**

The Borough is exploring the creation of a clean metal staging yard to support a junk car and other scrap metal removal project.

Lucas **CHAMBERS**/proHNS was present and available to answer any questions.

*The public hearing was opened at 7:46 pm and the following people spoke with respect to this item: **TURNER Jr.** Hearing no further comments, the public hearing was closed at 7:48 pm.*

Motion: **SARGENT** moved to “Hold the Haines Borough Clean Meatal Project at 35% to obtain other background history and detailed plans” and the motion carried unanimously.

B. **Conditional Use Permit #24-001 Extension of permit #19-03 Resource Extraction – Highland’s Estates Inc. & St. James Place C-208-0400 & C-208-03A0 – Rural Mixed Use Zone – Continued from the March 11, 2024 Planning Commission Meeting**

Continued from the March 11, 2024 Planning Commission Meeting

*The public hearing was opened at 7:52 pm and the following people spoke with respect to this item: **JILLSON, TURNER JR.** Hearing no further comments, the public hearing was closed at 7:55 pm.*

Roger **SCHNABEL** was present and available to answer questions.

Commissioners discussion of HBC 18.50.040(A) 1-8 Conditional Use Criteria for CUP #24-001

1) The use is so located on the site as to avoid undue noise and other nuisances and dangers;

Merklin – Agree

Poinsette – Agree

Sargent – Agree

Schultz- Agree there hasn’t been any comments from the past decades

Brown – Agree

O’RILEY – Agree

2) The development of the use is such that the value of the adjoining property will not be significantly impaired;

Merklin – Agrees

Poinsette – Agrees, but there has been a comments made

Sargent – Agrees

Schultz- Agrees with the borough

Brown – Agrees

O’RILEY - Agrees

Commissioners discussion of HBC 18.50.040(A) 1-8 Conditional Use Criteria for CUP #24-001-
Continued:

3) The size and scale of the use is such that existing public services and facilities are adequate to serve the proposed use;

Merklin – Agree the existing public services are adequate
Poinsette – agree
Sargent –agree
Schultz- agree
Brown – agree
O’RILEY - agree

4) The specific development scheme of the use is consistent and in harmony with the comprehensive plan and surrounding land uses;

MERKLIN – yes; it is a neighborhood can see a change in the future; the neighborhood is changing but as it is now I agree
POINSETTE – yes but acknowledging it might change in the future
SARGENT – Current uses should focus on comprehensive plan in effect right now agrees
SCHULTZ - yes, it is shown to be consistent for decades
BROWN – Agree based on current comprehensive plan
O’RILEY – agree, but we have to look to the future and keep options open

5) The granting of the conditional use will not be harmful to the public safety, health, or welfare;

Merklin – agree
Poinsette – yes; we do have another geological technical document coming out in the future
Sargent – agree, doesn’t think the proposed development plan looking at the site, slope, and material would be consistent on what has been taken out won’t substancially change the landslide considerations or trigger any other additional public safety impacts
Schultz- agree
Brown – agree
O’RILEY - agree

6) The use will not significantly cause erosion, ground or surface water contamination or significant adverse alteration of fish habitat on any parcel adjacent to state-identified anadromous streams;

Merklin – agree
Poinsette – yes
Sargent – agree
Schultz - agree
Brown – agree
O’RILEY - agree

7) The use will comply with all required conditions and specifications if located where proposed and developed, and operated according to the plan as submitted and approved;

Merklin – agree
Poinsette – agree
Sargent – agree
Schultz- agree
Brown – agree
O’RILEY – agree

Commissioners discussion of HBC 18.50.040(A) 1-8 Conditional Use Criteria for CUP #24-001-
Continued:

8) Comments received from property owners impacted by the proposed development have been considered and given their due weight;

Merklin –agree
Poinsette – agree
Sargent – agree
Schultz- agree
Brown – agree
O’RILEY – agree

Commissioners discussed HBC 18.60.010 A-U General Approval Criteria for CUP #24-001
After consideration, there was unanimous agreement with the manager’s recommendations for the general approval criteria for CUP #24-001.

MOTION: SARGENT moved to “approve Conditional Use Permit #24-001 with the manager’s conditions and a life span of five years” and the motion carried 5-1 with **BROWN** opposed.

11. UNFINISHED BUSINESS: None

12. NEW BUSINESS:

***Clerk’s Note: Item 12D the 12E were heard at this point in the meeting.*

A. 5th to 6th Ave Drainage Project 35% Design

Ethan **ROEMELING**/proHNS was present to speak regarding this item.

MOTION: SARGENT moved to “approve 35% designs and bring it back at 95%” and the motion carried unanimously.

B. Haines Borough Visitor Center Parking Lot 65% Design

Ethan **ROEMELING**/proHNS was present to speak regarding this item.

MOTION: POINSETTE moved to “approve 65% designs and bring it back at 95%” and the motion carried unanimously.

C. Piedad, Library, and Admin Generator Project 65% Design

Benjamin **HAIGHT**/RESPEC presenting regarding this item.

MOTION: POINSETTE moved to “approve 65% designs and bring it back at 95%” and the motion carried unanimously.

D. Request for Planning Commission Action – Peter Dohrn

The Planning Commission had a discussion with Mr. DOHRN with respect to the Mathias Ave Project. The following members of the public also spoke reagarding this item:

TURNER JR.

E. Land Use Permit # 24-012 – June Haas & Kay Dunning – C-PTC-0I-0200 – Significant Structures Area Zone

MOTION: SARGENT moved to “approve LUP 24-012 since the commission found that the development is not one of the surveyed structures and it doesn’t have a material effect upon the character of the district” and the motion carried unanimously.

13. **PUBLIC COMMENTS:** None
14. **ANNOUNCEMENTS / COMMISSION COMMENTS:**
SCHULTZ – Adjusting starting time to 6:00 pm
SARGENT – State Road Project
BROWN – Lutak Dock
15. **CORRESPONDENCE:** None
16. **SET MEETING DATE:**
**A. Set Comprehensive Plan Work Session – Thursday, June 6, 2024 at 6:30 pm
Assembly Chambers**
17. **ADJOURNMENT:** 9:34pm

ATTEST:

Kiersten Long, Borough Deputy Clerk

Planning Commission Chair