



**Haines Borough
Planning Commission Meeting
February 9, 2017
MINUTES**

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:29 p.m. in Assembly Chambers and led the pledge to the flag.
2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**; Vice Chairman Lee **Heinmiller**; Commissioners Brenda **Josephson**, Larry **Geise**, Jeremy **Stephens**, Rob **Miller**, and Don **Turner III**.

Staff Present: Heather **Lende**, Assembly; Brad **Ryan**, Interim Manager, Shawn **Bell**, Interim Facilities Director; Chief Brian **Clay**, Haines Volunteer Fire Department, and Holly **Smith**, Borough Planner.

Also Present: Lenise **Fontenot**, Roger J. **Schnabel**.

3. **APPROVAL OF AGENDA**

Motion: **Turner** moved to approve the agenda; **Josephson** seconded. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – December 8, 2016 Minutes.

Motion: **Heinmiller** moved to approve the December 8, 2016 minutes; **Turner III** seconded. The motion carried unanimously.

5. **PUBLIC COMMENTS** Heather **Lende** introduced herself as Assembly liaison, taking on a more traditional liaison role as sitting in the audience and being available for commission questions.

6. **CHAIRMAN'S REPORT**

Rob **Goldberg** welcomed Jeremy **Stephens** as newly appointed to the commission. He also notified Commission members that the Parks Ordinance was being revised administratively to include legal descriptions.

7. **STAFF REPORT**

- A. **Planning & Zoning Staff Report**

Holly **Smith** reported six permits issued during December, mostly platting revisions. **Smith** also noted various ongoing projects.

8. **PUBLIC HEARINGS:**

- A. **Height Restrictions – Possible Code Amendment** – A proposed amendment to HBC 18.80.030 was discussed under a third reading. Fire Chief Brian **Clay** noted a letter he submitted to the commission that speaks to the fire safety.

Motion: Rob **Miller** made a motion to recommend HBC 18.80.030 be revised to set a height limit of 30 feet for General Use and Mud Bay Rural Residential zones and decrease the height limit for Lutak Rural Residential zone from 35 feet to 30 feet, which would be heard as a public hearing

item at the next Planning Commission meeting. Don **Turner III** seconded and the motion passed unanimously.

B. Conditional Use Permit – Highland Estates, Inc. Commissioners **Stephens** and **Josephson** recused themselves from deliberation citing conflict of interest.

Motion: **Turner III** made a motion to approve the permit with conditions as amended by the commission and **Miller** seconded. The motion carried 5-0.

9. UNFINISHED BUSINESS: None.

10. NEW BUSINESS

A. Project Updates:

1. Lutak Dock Concept Designs.

Motion: **Turner** moved to recommend option 1A to the Assembly for the Lutak Dock Conceptual Design. **Stephens** seconded and the motion carried unanimously.

B. Other New Business:

1. Election of Officers.

Motion: **Turner III** moved to nominate Rob **Goldberg** as chair of the Planning Commission for the 2017 calendar year. **Miller** seconded and the motion carried unanimously.

Motion: **Turner III** moved to nominate Lee **Heinmiller** as vice-chair of the Planning Commission for the 2017 calendar year. **Geise** seconded and the motion carried unanimously.

11. CORRESPONDENCE: None

12. COMMISSION COMMENTS: None.

13. SET MEETING DATES

A. Regular Meeting — **Thursday, March 9th, 2017 6:30 p.m.**

B. Workshops

1. **Comprehensive Plan Review** — Thursday, April 13th, 2017 at 5:30 p.m.

2. **Coastal Management Plan Review** — Thursday, March 9th, 2017 at 5:30 p.m.

14. ADJOURNMENT– 8:38 p.m.