

HAINES BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
July 10, 2008
Approved

1. **CALL TO ORDER:** at 6:36 by Chairman Lee Heinmiller
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL:**
Planning Commission Members Present: Chairman Lee **Heinmiller**, Vice Chairman Rob **Goldberg**, Don **Turner III**, Greg **Brask**, Andy **Hedden**, Harriett **Brouillette**, Deborah **Vogt** (Borough Assembly Liaison)
Planning Commission Members Absent: Dawne **Thomsen**
Haines Borough Staff Present: Planning and Zoning Technician Steve **Ritzinger**
Visitors Present: Scott Sundberg, Annette Smith, Teresa Povey, Scott Hansen (CIA), Jessica Edwards (CVN)
4. **APPROVAL OF AGENDA**
M/S **Turner/Goldberg** to approve the agenda. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** June 12, 2008 Regular
M/S **Goldberg/Brask** to approve the minutes with the following change:
In item 8A "commercial" shall be changed to "industrial light commercial" Motion carried unanimously.
6. **PUBLIC COMMENTS** [Items not scheduled for public hearing]
There were no public comments at this time.
7. **CHAIRMAN'S REPORT:** Heinmiller mentioned there are four residents of Sandstrom Subdivision (on 1st Avenue North) whose lot numbers were recorded incorrectly in the 1960's or 1970's. The topic was on the previous Assembly meeting agenda. They have been in contact with surveyor J.W. Bean, who estimated it would cost \$8000 for a survey to correct the numbering. The residents are seeking help from the borough on the surveying costs. **Turner** commented that the situation is a surveying and recording issue, and not a planning issue.
8. **PUBLIC HEARINGS:**
 - A. **Fort Seward Lodge** (C-PTC-0C-0200) *Scott Sundberg has requested for the Planning Commission to approve a setback variance for a deck on the above listed property. The Historic District Commission has also been requested to approve the plans.* Scott Sundberg presented his request for the Planning Commission. He said that he is willing to reduce the size of the deck from 12 feet to 10 feet wide, which would place the pylons 4 feet away from the property line. It shouldn't block the utility line because it is further to the west. His intention is to build a smoking deck

accessible from the bar that is 6 feet off the ground to meet Alcoholic Beverage Board requirements. **Turner** mentioned that the alley is platted 18 feet wide and straight, but in reality it bends towards the building east of the proposed deck location. He asked Sundberg if he is willing to straighten out the alley. Sundberg replied that he plans to clear alder trees that push into the alley. Annette Smith raised concern about noise from the deck.

M/S Brouillette/Turner to approve the plan to build a deck as proposed with the condition that the width of the deck be reduced to 10 feet. **The motion passed 6 to 0.**

The Planning Commission met as the Historic District Commission Committee to review the deck plans. Sundberg said that the proposed railing is to consist of balasts, posts and pickets. Benches would be painted white and placed against the building. A door would replace one of the windows. **Heinmiller** said that pickets need to be within 4 inches of each other, and that he would like to see the door resemble the historic Fort Seward doors with 5 raised panels.

M/S Turner/Hedden to approve a deck design that includes railings that resemble those on officers row, and a door that resembles a historic raised panel Fort Seward door. **The motion passed 6 to 0.**

B. Teresa Povey Residence (C-PTC-0J-01NE) *Teresa Povey has requested for the Planning Commission to approve a setback variance for a porch on the above listed property. The Historic District Commission has also been requested to approve the plans.* Teresa Povey presented her request for the Planning Commission. She wishes to restore the building by adding an enclosed porch on the Tower Road side of the property, much like the porch that was part of the house until the 1960's. The proposed porch would duplicate the porch that was added onto the Shield house, who are the uphill neighbors of Ms. Povey.

M/S Brouillette/Goldberg to approve the variance allowing the outer most part of a porch addition to extend into the setback an additional 9 feet from the edge of the house. **The motion passed 6 to 0.**

Parking next to the porch was discussed briefly. Ms. Povey stated that cars will park on driveways uphill and down hill from the house, and not next to the house on Tower Road. The Planning Commission met as the Historic District Commission to discuss the plans. **Goldberg** mentioned that it is good that Ms. Povey is planning on restoring the historic porches on each side of the house, but having the porch wrap around would not be consistent with the original design.

M/S to approve a porch design that includes the following design concepts:

1. The porch on the Tower Road side will be closed and the porch on the Portage Street side will remain open.
2. There will be two windows on the Tower Road porch that will match the location of the existing two windows.
3. Horizontal wood siding will be white and match the existing siding.
4. The roofing material will match the standing seam material used on the opposite porch and Shields' porch.

The motion passed 6 to 0.

C. Gregg Enterprise LTD. Partnership (C-PTC-0H-0600): *The Gregg's have requested for the Historic District Commission to approve their reroofing plan.*

The Planning Commission met as the Historic District Committee to discuss the proposed roofing material to be used on the Gregg's residence.

M/S Goldberg/Turner to approve reroofing plan with the specified roofing material. **The motion passed 6 to 0.**

Heinmiller requested that if the Gregg's plan to put flashing over the gutter that they use a nonreflective metal.

9. STAFF REPORT: Planning and Zoning Tech.

Steve **Ritzinger** presented the staff report with an update that there was still no response to the offer made to one of the borough manager candidates.

10. COMMUNICATION: There was no discussion at this time.

11. OLD BUSINESS:

A. Right of Way Development: After a brief discussion it was agreed upon that ROW Development would be postponed until fall.

B. Chilkoot Indian Association: Borough Road Encroachment:
Turner mentioned that the Fair Drive easement is on the CIA's preliminary plat of Chilkoot Estates Subdivision that was approved by the Planning Commission on April 17th. The approved roads in the subdivision will be turned over to the borough. **Turner** suggested that Fair Drive is an access road to the subdivision and should also be turned over to the borough.

M/S Goldberg/Brask to recommend to the Assembly for the borough to purchase the portion of the Fair Drive right of way that encroached onto Chilkoot Indian Association property at fair market value. **Brouillette** recused herself from the vote due to her membership on the CIA council. **The motion passed 4 to 1** with **Hedden, Brask, Goldberg** and **Heinmiller** in favor of the motion, and **Turner** opposed.

12. NEW BUSINESS: No discussion at this time.

13. **COMPREHENSIVE PLAN REVIEW** There was no discussion at this time.

14. **TITLE 18 REVISION:**

A. 18.90 Signs: This item will be discussed at the next meeting.

15. **COMMISSION COMMENTS:** There were no comments at this time.

16. **NEXT MEETING DATE:**

A. Regular meeting - Thursday, August 14, 2008, 6:30 pm

17. **ADJOURNMENT**

Respectfully Submitted:

Steve Ritzinger

Haines Borough Planning and Zoning Technician