



Haines Borough
Planning Commission Meeting
August 13, 2009
MINUTES

APPROVED

1. **CALL TO ORDER/PLEDGE TO THE FLAG** –Chairman **Heinmiller** called the meeting to order at 6:30 p.m. in the Assembly Chambers and led the pledge to the flag.

ROLL CALL – Present: Chairman Lee **Heinmiller**, Commissioners Rob **Goldberg**, Andy **Hedden**, Robert **Venables**, Greg **Brask** and Donnie **Turner**, Chris **Schelb** (via teleconference)

Staff Present: Tom **Bolen**, Borough Manager, Steve **Ritzinger** – Planning and Zoning Technician, Jamie **Heinz** – Deputy Clerk.

Visitors Present: Scott **Hansen** – CIA, Tom **Morphet** – CVN, Anne **Boyce**, Paul **Swift**, Richard **Buck**, Elizabeth **Holgate**, Lyle and Lauran **Huff** and others.

2. **APPROVAL OF AGENDA**

Motion by **Turner**: Approve the Agenda. It was seconded by **Brask**. The motion carried unanimously.

3. **APPROVAL OF MINUTES** – July 9, 2009 Regular Meeting

Venables wanted to make sure the minutes reflected that Hedden submitted written comments regarding the outhouse ordinance and that they became part of the permanent record and that the spelling of Schelb's name was corrected.

Motion by **Brask**: Approve the July 9, 2009 Regular Meeting Minutes as amended. It was seconded by **Turner**. The motion carried unanimously.

4. **PUBLIC COMMENTS** – **Buck** spoke about the Lutak district in Title 18 and the desire for the code to have substance to help with residents who are non-compliant. **Heinmiller** suggested now is a good time to consider code amendments as the borough is considering a Title 18 rewrite in the near future.

5. **CHARIMAN'S REPORT** – Chairman **Heinmiller** said he had a chance to look at the Downtown Planning drawings at the bank and is expecting comments from the public and the public works department regarding snow plowing.

6. **STAFF REPORTS**

A. Planning & Zoning Report – **Ritzinger** summarized his written report that provided an update on recent permits and activities, a status of the Port Chilkoot Dock project and the Downtown Planning project and information regarding the Picture Point property.

Turner pointed out that the planter boxes in the Downtown Planning conceptual drawings would cause snow plowing problems. **Goldberg** expressed concern with the awnings over the sidewalks hiding the buildings themselves. **Hedden** said it was key that the public weigh in on the project and that was why the architect threw out the options he did. **Heinmiller** said he would prefer to meet with the architect after the public weighs in to short list concerns.

Goldberg suggested the purchase price of the Picture Point property could be subsidized by subdividing and selling off the buildable pieces of the property. **Bolen** urged the Planning Commission to voice their opinion to the Assembly for any action to happen.

PUBLIC HEARINGS

A. Variance Requests

1. Swift/Boyce Alley Setback Variance

Chairman **Heinmiller** opened the public hearing at 7:00 p.m.

Boyce summarized her letter to the commission requesting the variance and discussed other areas on the property that they had considered placing the shed. **Venables** asked if the property owners had considered the manager's suggestion of adding on to the front of the shed rather than the side. **Boyce** said doing so would ruin what used to be the guard shack that was employed on the Fort. **Heinmiller** asked if the alley behind the property existed and drivable. **Boyce** said it did exist and though it was constrained by trees, rocks and utility poles, it is drivable and plowed in the winter. **Venables** pointed out that in the future the alley could be further developed and that they could be required to move the structure at that time and suggested that language be included in the permit letter.

Motion by **Venables**: Approve the Swift/Boyce alley setback variance and shed addition as proposed. It was seconded by **Goldberg**.

Brask asked if AP&T was regulated on where they put power poles. **Boyce** explained that the power pole in this situation is on the effective property line.

The motion carried unanimously.

2. Chilkoot Indian Association Road and Culvert Variance

Chairman **Heinmiller** opened and closed the public hearing at 7:15 p.m. There were no public comments.

Motion by **Venables**: Approve the CIA Road and Culvert Variance as proposed. It was seconded by **Goldberg**.

Ritzinger pointed out that this project has gone through all of the ACMP requirements and has been found to be consistent.

The motion carried unanimously.

B. Conditional Use Permits – None

C. Other Requests

1. Walton Easement Vacation Request

Chairman **Heinmiller** opened the public hearing at 7:25 p.m.

Ritzinger gave a history of this section line easement and pointed out that AP&T as well as the Director of Public Facilities didn't have objection with vacating the easement.

Holgate voiced concern that the easement does not exist on any plats of her property but that the plat for this property shows the easement does extend into her property. She suggested that the easement is not of any use and feels it should be removed. **Huff** suggested the location of the easement be verified so the whole easement could be vacated. **Venables** pointed out that the easement may not be of use to the immediate property owners, but that an easement is the public's and he would like to see more information. **Bolen** said research was needed to find out if the state in fact removed the easement in 2006 when the Planning Commission recommended that it be removed and also pointed out that code didn't provide for a method to vacate an easement. **Heinmiller** suggested that the entire easement be removed at one time opposed to one piece at a time. **Bolen** suggested that until code addresses vacation of an easement, this matter should be taken to the borough attorney.

Motion by **Venables**: Table the request to the September meeting. It was seconded by **Schelb**. The motion carried unanimously.

7. **OLD BUSINESS** – None

8. **NEW BUSINESS**

A. **HCMP Consistency Review** – None

B. **Haines Borough Code Amendments**

1. **Black Water Disposal Within the Haines Borough**

Motion by **Venables**: Reaffirm the action from the 7/9 meeting with the recommendation that the new language be incorporated in Title 13 or Title 18 during the pending code re-write. It was seconded by **Turner**.

Venables pointed out that the topic was discussed at the Committee of the Whole meeting and doing it this way may be redundant, but the Assembly and public could see the intent and the attorney and staff could clean it up and make it flow to the right sections during the code re-write.

The motion carried unanimously.

C. **Historic Building Changes/Development** - None

D. **Other New Business**

1. **Agenda Items**

Venables suggested he would like to see the PC Dock/Restroom/Pavilion, Downtown Planning and Picture Point topics on the agenda on a regular basis when new information is available. **Heinmiller** agreed and discussed the potential for public comment on some of the projects.

9. **COMMISSION COMMENTS** – **Hedden** said the Energy and Sustainability Commission made recommendations for the Comprehensive Plan and asked the status of the revision. **Bolen** said he has begun writing the RFP. **Venables** asked if the RFP would address form or content or both. **Bolen** said both would probably be part of the process.

10. **COMMUNICATION** – None

11. **SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, September 10th.

12. **ADJOURNMENT** – 7:52 p.m.