



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

ROB GOLDBERG, CHAIR
DANIEL GONCE, VICE-CHAIR
ROBERT VENABLES
HEATHER LENDE
ANDY HEDDEN
DON TURNER III
LEE HEINMILLER

Thursday, November 13, 2014 - 6:30 p.m.

Assembly Chambers, 213 Haines Hwy.

1. CALL TO ORDER / PLEDGE TO THE FLAG
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: October 9, 2014
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. Marnie Hartman – Appeal to Planning Commission – Action Item: Appeal of an enforcement order requiring the payment of \$250 after-the-fact fee for placing a commercial sign without a sign permit. **Possible Motion:** Confirm the manager's decision.
 - B. Scott Sundberg – Lodging Conditional Use Permit Renewal – Action Item: Sundberg has requested the Planning Commission approve the renewal of his conditional use permit to use his Letnikof Estates residence for lodging. **Possible Motion:** Approve Sundberg's conditional use proposal.
9. UNFINISHED BUSINESS: None
10. NEW BUSINESS:
 - A. Historic District/Building Review: None
 - B. Haines Borough Code Amendments:
 1. Temporary Residence in HBC 18.60.020(H) – Discussion Item: Borough staff reviewed the draft ordinance, and pointed out there are some circumstances that should be reconsidered prior to going to the Assembly. A memo is provided for commission's reconsideration.
 2. Signage Ordinance in HBC 18.90 – Discussion Item: This ordinance had its fourth public hearing on 10/14. The Assembly postponed until such time as the Planning Commission, Commerce Committee, and staff were ready to move a new signage code forward.
 - C. Project Updates: None
 - D. Other New Business:
 1. Classification of Borough Lands for Sale – Action Item: At the 9/11 meeting, the commissioners discussed various Borough properties as possible future land sales. These properties included land across Mud Bay Road from the Carr's Cove subdivision, Carr's Cove and lower Small Tracts Road area, at the end of FAA road, north of the Skyline subdivision, at the end of Lutak Road and at Excursion Inlet. The next step is to assign two commissioners to investigate these properties with Borough land department staff to determine their suitability for development. **Possible Motion:** Assign _____ and _____ as representatives to conduct the site visit.
 2. Consideration of Installing Fences around the Playground by Senior Center – Discussion Item: This discussion item was requested on 10/9 meeting. (Note: Staff has researched the records. The playground is currently within the Front Street right-of-way.)
 3. Clarification of Permanent Foundation Definition – Discussion Item: A potential buyer is willing to purchase John Orr's property on West Fair Drive. One question was brought up to clarify if the existing storage was built on a permanent foundation. This potential buyer is seeking the commission's advice in order to remodel the storage into a permanent residence.
11. COMMISSION COMMENTS
12. CORRESPONDENCE
13. SCHEDULE MEETING DATE
 - A. Regular Meeting – Thursday, December 11, 2014 6:30 p.m.
14. ADJOURNMENT