



Agenda

Planning Commission Regular Meeting

Wednesday, December 06, 2023 at 6:30 PM

Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes for November 1, 2023

PRESENTATIONS / VISITORS

REPORTS

- A. Special Public Meeting Reports by Attending Commissioners
 - 1. Comprehensive Plan
 - 2. Transportation Plan
- B. City Planner's Report
 - Staff Report 23-059

PUBLIC HEARINGS

- A. Staff Report 23-060, Request for Conditional Use Permit CUP 23-08 for a Planned Unit Development at 1563 Homer Spit Road, 1663 Homer Spit Road, and 1491 Bay Avenue.
- B. Staff Report 23-061, Application Amending Zoning Map via Ordinance

- C. Staff Report 23-062, Vacation of B Street Right of Way South of Bay Avenue
- D. Staff Report 23-063, Request for Conditional Use Permit CUP 23-09, More than One Building at 1149 Virginia Lynn Way
- E. Staff Report 23-064, Request for Conditional Use Permit CUP 23-10, More than one building at 1161 Virginia Lynn Way
- F. Staff Report 23-065, Request for Conditional Use Permit CUP 23-11, More than one building at 1177 Virginia Lynn Way

PLAT CONSIDERATION

- A. Staff Report 23-066, Bayview Subdivision Lighthouse Village Replat Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2024 Commission Annual Calendar
- B. City Manager's Report
CM Report for City Council Meeting on November 13, 2023
CM Report for City Council Meeting on November 27, 2023
- C. Article from Planning Magazine Fall 2023 Issue:
To Plan for the Future, Imagine the the Future
- D. City of Homer Monthly Newsletter
December 2023 Issue

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL (If Present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, January 3, 2024**, at **6:30 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.