



Agenda

Planning Commission Regular Meeting

Wednesday, April 03, 2024 at 6:30 PM

City Hall 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: 205 093 973 Password: 610853

<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 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 or someone from the public, in which case the item will be moved to the regular agenda.

- A. Unapproved Regular Meeting Minutes of March 20, 2024
- B. Decisions and Findings CUP 24-01, 1149 Virginia Lynn Way
- C. Decisions and Findings CUP 24-02, 1161 Virginia Lynn Way
- D. Decisions and Findings CUP 24-03, 1177 Virginia Lynn Way

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 24-013
- B. Comprehensive Plan Steering Committee Report Unapproved CPSC Meeting Minutes for March 18, 2024

PUBLIC HEARINGS

- A. Staff Report 24-014, Request for Conditional Use Permit CUP 24-04, More than one building containing a permitted principal use on a lot and No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess

of 30 percent of the lot area, without an approved conditional use permit at 1061 East End Road.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

- A. Review of Draft Transportation Plan with Planning Commission Comments
Memorandum from Economic Development Manager as backup.

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. City Manager's Report for City Council March 26, 2024
- C. 2024 Meeting Dates & Submittal Deadlines

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

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, April 17, 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