



Agenda

Planning Commission Regular Meeting

Wednesday, June 05, 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: 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 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 May 15, 2024
- B. Decisions and Findings CUP 24-05, 1690 Mission Road

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 24-021
- B. Comprehensive Plan Steering Committee Report

PUBLIC HEARINGS

- A. Staff Report 24-022, request for Conditional Use Permit (CUP) CUP 24-06 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot containing building area in excess of 30 percent of the lot area without an approved conditional use permit at 1323 & 1335 Lakeshore Drive.
- B. Staff Report 24-023, request for Conditional Use Permit (CUP) CUP 24-07 per HCC 21.16.030 (c), Medical clinics at 1224 East End Road.

- C. Staff Report 24-024, request for Conditional Use Permit (CUP) CUP 24-08 per HCC 21.18.030 (m), More than one building containing a permitted principal use on a lot at 3684 Main Street.

PLAT CONSIDERATION

- A. Staff Report 24-025, Mountain Park 2024 Preliminary Plat
- B. Staff Report 24-026, Bay View Subdivision Chow 2024 Replat

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. 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 COMMISSION

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, June 19, 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