



Agenda

Planning Commission Regular Meeting

Wednesday, August 16, 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 MATTERS 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. No motion is required.

- A. Unapproved Regular Meeting Minutes for August 2, 2023
- B. Decision & Findings, Variance 23-01 at 1125 Shelley Avenue
- C. Decision & Findings, Conditional Use Permit 23-07 at 795 Fairview Avenue

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 23-047, City Planner's Report

PUBLIC HEARINGS

- A. Staff Report 23-048, Ordinance 23-40 Conditional Use Zoning Text Amendments
- B. Staff Report 23-049, Ordinance 23-21(S), Title 22 Subdivision Text Amendment

PLAT CONSIDERATION(S)

- A. Staff Report 23-050, Glacier View Subdivision, Vacate a Existing Lot Line to Create a Larger Lot

- B. Staff Report 23-051, Bidarki Creek No. 5 Subdivide Two Existing Lots into Four Lots

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2023 Planning Commission Annual Calendar
- B. City Manager's Report for the Council Meeting on August 14, 2023
- C. City Newsletter for August 2023
- D. Enabling Better Places: A Handbook for Improved Neighborhoods

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

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, September 6, 2023, at 6:30 p.m.** A Worksession is scheduled for 5:30 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