



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, July 15, 2020 at 6:30 PM

City Hall Cowles Council Chambers via Zoom

Webinar ID: 955 9138 2352 Password: 976062

Dial 1 669 900 6833 or +1 253 215 8782 or Toll Free 877 853 5247 or 888 788 0099

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

- A. Memorandum PL 20-07, Reconsideration of motion to forward a draft ordinance creating the Medical Zoning District to City Council. IF VOTED TO RECONSIDER, DISCUSSION WILL TAKE PLACE UNDER "NEW BUSINESS" ON THIS AGENDA.

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. Minutes of the June 17, 2020 Planning Commission Regular Meeting

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 20-42, City Planner's Report

PUBLIC HEARINGS

- A. Staff Report 20-43, An Ordinance amending the Homer City Zoning Map to rezone 4061 Pennock Street from Urban Residential Zoning District to Residential Office Zoning District
- B. Staff Report, 20-44, Conditional Use Permit 20-09 to use an existing building for the production of wines and meads at 3657 & 3637 Main Street

- C. Staff Report 20-45, Conditional Use Permit 20-10 to build four single family dwellings at 750 Nedosik Road

PLAT CONSIDERATION

- A. Staff Report 20-46, Newton Subdivision 2020 Replat Preliminary Plat
- B. Staff Report 20-47, REVISED Jack Gist Subdivision No. 3 Preliminary Plat
- C. Staff Report 20-48, Foothills Subdivision Sunset View Estates 2020 Addition Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

- A. (if reconsidered) Memorandum PL 20-07, Reconsideration of motion to forward a draft ordinance creating the Medical Zoning District to City Council.

INFORMATIONAL MATERIALS

- A. Appointments to the Planning Commission
- B. City Manager's Reports for the June 22 & July 1 City Council Meetings
- C. Kenai Peninsula Borough Notice of Decision - Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat
- D. U.S. Army Corps of Engineers Public Notice for City Seawall Project

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

ADJOURNMENT

Next Regular Meeting is Wednesday, August 5, 2020 at 6:30 p.m. All meetings scheduled to be held virtually by Zoom from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission