



Agenda

Planning Commission Regular Meeting

Thursday, January 02, 2025 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 in which case the item will be moved to the regular agenda.

- A. Unapproved Special Meeting Minutes for November 20, 2024
- B. Unapproved Regular Meeting Minutes of December 4, 2024

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 25-001, City Planner's Report

PUBLIC HEARINGS

- A. Staff Report PL 25-002, Amending Homer City Code 21.16 Residential Office District; 21.24 General Commercial 1 District; and 21.26 General Commercial 2 District to Add Studios as a Permitted Use in Each District. Planning Commission.

PLAT CONSIDERATION

- A. Staff Report PL 25-003, Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat

PENDING BUSINESS

- A. Staff Report PL 24-041 Review of Title 21 Zoning Code and Create a List of Issues/Comments

NEW BUSINESS

- A. Staff Report PL 25-004, Request for Extension of Daybreeze Park 59 North Subdivision

INFORMATIONAL MATERIALS

- A. Landslide Hazard Susceptibility Mapping
- B. Planning Commission Annual Calendar 2025
- C. 2025 Commission Meeting Dates and 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 MEMBER (if present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, January 15, 2025 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