



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, September 15, 2021 at 6:30 PM

City Hall Cowles Council Chambers

Webinar ID: 979 8816 0903 Password: 976062

Dial 669 900 6833 or 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

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. Planning Commission Regular Meeting Minutes of September 1, 2021 **p. 3**

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 21-58, City Planner's Report **p. 9**

PUBLIC HEARINGS

- A. Staff Report 21-59, Conditional Use Permit 21-07 for two retail buildings at 1554 Homer Spit Road **p. 32**

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

- A. Staff Report 21-60, Review of Planning Commission Bylaws and Policies and Procedures Policy Manual **p. 51**

- B. Staff Report 21-52 Converted Shipping containers **p. 76**

INFORMATIONAL MATERIALS

- A. City Manager's Report for September 13, 2021 City Council Meeting **p. 85**
- B. Kenai Peninsula Borough Notice of Decisions **none**
- C. Planning Commission Calendar **p. 98**

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, October 6, 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