



Agenda

Planning Commission Regular Meeting

Wednesday, April 16, 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: 205 093 973 Password: 610853

<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 March 19, 2025

PRESENTATIONS / VISITORS

- A. Kenai Peninsula Borough Safe Streets 4 All presentation and Q&A

REPORTS

- A. City Planner's Report, Staff Report 25-17

PUBLIC HEARINGS

- A. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup.

- B. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District.

Staff Report PL 25-019 as backup

PLAT CONSIDERATION

- A. Staff Report PL 25-020 Cooper Subdivision 2025 Addition Replat Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

- A. Title 21 Update and Audit Discussion - If needed.

INFORMATIONAL MATERIALS

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, May 7, 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