



Agenda

Planning Commission Special Meeting

Wednesday, January 03, 2024 at 5:30 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, 5:30 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 for December 6, 2023
- B. Decisions & Findings for Conditional Use Permit (CUP) 23-09 More than One Building Containing a Permitted Principal Use on a Lot at 1149 Virginia Way.
- C. Decisions & Findings for Conditional Use Permit (CUP) 23-10 More than One Building Containing a Permitted Principal Use on a Lot at 1161 Virginia Way.
- D. Decisions & Findings for Conditional Use Permit (CUP) 23-11 More than One Building Containing a Permitted Principal Use on a Lot at 1177 Virginia Way.

PRESENTATIONS / VISITORS

REPORTS

PUBLIC HEARINGS

- A. Staff Report 23-060, Conditional Use Permit (CUP) 23-08 Planned Unit Development Lighthouse Village Development at 1563 & 1663 Homer Spit Road and 1491 Bay Avenue

- B. Staff Report 23-061, Application amending Zoning Map via Ordinance Rural Residential to General Commercial 1
- C. Staff Report 23-062, Request to Vacate B Street Right of Way South of Bay Avenue

PLAT CONSIDERATION

- A. Staff Report 23-066, Bayview Subdivision Lighthouse Village Replat Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2024 Annual Commission Calendar

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, January 17, 2024, 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