



Agenda

Planning Commission Regular Meeting

Wednesday, December 04, 2024 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 or someone from the public, in which case the item will be moved to the regular agenda.

- A. Unapproved Special Meeting Minutes of November 6, 2024
- B. Decisions and Findings CUP 23-08, 1563 & 1663 Homer Spit Road and 1491 Bay Avenue
- C. Decisions and Findings CUP 24-12, 688 Waddell Road

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report, Staff Report 24-057
- B. Comprehensive Plan Steering Committee Report
October 23, 2024 Unapproved CPSC Meeting Minutes

PUBLIC HEARINGS

PLAT CONSIDERATION

- A. Glacier View Subdivision No. 1 Muhs 2025 Replat Preliminary Plat, Staff Report 24-058

PENDING BUSINESS

- A. Memorandum PL 24-041, Compile Title 21 Zoning Code Issues and Areas for Improvement

NEW BUSINESS

- A. Memorandum PL 24-042, Planning Commission Request to Discuss a Moratorium on Conditional Use Permits
- B. Memorandum PL 24-043, Planning Commission Budget Request

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. 2024 Meeting Dates & 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

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Thursday, January 2, 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