

Session 22-10, a Regular Meeting of the Planning Commission was called to order by Vice Chair Roberta Highland at 6:30 p.m. on July 20, 2022 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, CHIAPPONE, CONLEY, HIGHLAND, VENUTI

ABSENT: COMMISSIONER SMITH (EXCUSED)

CONSULTING

MEMBERS: MAYOR CASTNER, PUBLIC WORKS DIRECTOR/CITY ENGINEER KEISER

STAFF: CITY PLANNER ABBOD
CITY CLERK JACOBSEN

AGENDA APPROVAL

VENUTI/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Planning Commission Regular Meeting Minutes of June 1, 2022
- B. Preliminary Plat Time Extension Request for Jack Gist Subdivision No. 3

VENUTI/CONLEY MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS / VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Staff Report 22-42, City Planner's Report

City Planner Abboud reviewed his written report that was included in the packet and answered questions from the Commission.

PUBLIC HEARINGS

- A. Staff Report 22-43, a Request for Conditional Use Permit 22-04 to Replace Underground Petroleum Tanks with above ground tanks at 843 Fish Dock Rd.

City Planner Abboud reviewed his staff report that was included in the agenda packet, and noted the laydown material from Environmental Management, Inc. regarding the statement of work for this project.

Russell Cooper, applicant representative, reiterated the need for the project as the 220,000 gallon tanks are aging and for insurance and environmental reasons they need to come out of the ground. They are being replaced with 12,000 gallon tanks, which is the maximum size tank allowed, and there will be three tanks. He explained the layout of the tanks and steps that will be taken regarding tank specifications and developing the location related to spill containment.

Vice Chair Highland opened the public hearing. There were no comments and the hearing was closed.

Mr. Cooper responded to questions from the Commission. He explained their plan for providing service to customers during the 30 to 45 days the work is being done, and addressed the changes in capacity that will be lower because of the new regulations regarding the tanks.

VENUTI/BARNWELL MOVED TO ADOPT STAFF REPORT 22-43 AND RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT 2022-04 TO REPLACE UNDERGROUND PETROLEUM TANKS WITH ABOVE GROUND TANKS WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. INSTALL GREEN SLATS IN FENCING SURROUNDING THE FACILITY
2. OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

- A. Memorandum from Public Works Director re: Update Water/Sewer Design Criteria Manual and Standard Construction Specifications

Public Works Director Jan Keiser reviewed the work done on the updates to the Water/Sewer Design Criteria Manual and the Standard Construction Specifications and answered questions

from Commissioners related to terminology in the Water/Sewer Design Criteria Manual and cost for the work done.

BARNWELL/VENUTI MOVED THAT THE UPDATED DESIGN CRITERIA MANUAL WILL BE VERY HELPFUL FOR THE FOR THE PLANNING COMMISSION, FOR THE CITY COUNCIL, FOR GOVERNMENT AGENCIES AND ENGINEERING INDUSTRY IN GENERAL. WE FULLY SUPPORT THE WATER/SEWER DESIGN CRITERIA MANUAL AND STANDARD CONSTRUCTION SPECIFICATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 22-44, Review of Conditional Uses and Structures

The Planning Commission continued their worksession review and discussion of Staff Report 22-44, Conditional Uses and Structures, picking back up at Rural Residential Zoning and working down through the General Commercial Districts. Up to that point Commissioners were generally in agreement with the changes proposed by staff in the staff report. It was suggested the Port and Harbor Advisory Commission review the marine districts and provide their recommendations back to the Planning Commission, and that they pick this back up at their next meeting.

No formal actions were taken.

INFORMATIONAL MATERIALS

A. City Manager's Reports for June 13, 2022 & June 27, 2022

B. Planning Commission 2022 Annual Calendar

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud had no comments.

City Clerk Jacobsen noted the Mayor had to leave when the Commission took their short recess, but he said he appreciates all that the Commission is doing.

COMMENTS OF THE COMMISSION

Commissioner Chiaponne said it was a good meeting and thanked the Commission for their work.

Commissioner Barnwell commented that it was a good meeting with good discussion. He thanked staff for all they do.

Commissioner Conley agreed it was a good and productive meeting and thanked everyone for their hard work.

Commissioner Venuti thanked City Planner Abboud for all his work on this and shared that he's honored to be re-appointed to the Borough Planning Commission.

Commissioner Highland asked if there had been any applications for the vacant seat. City Clerk Jacobsen shared that Mike Stark applied and is scheduled to be appointed at the next City Council Meeting.

ADJOURN

There being no further business before the Commission, the meeting was adjourned at 9:19 p.m. The next Regular Meeting is Wednesday, August 3, 2022 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved: _____