

Session 21-11, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on April 21, 2021 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, via Zoom Webinar. There is one vacancy due to a resignation on the Commission.

PRESENT: COMMISSIONERS CONLEY, VENUTI, HIGHLAND, BENTZ, SMITH

ABSENT: COMMISSIONERS BARNWELL (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Smith requested a motion to approve the agenda.

HIGHLAND/VENUTI – SO MOVED.

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 April 7, 2021

Chair Smith requested a motion to approve the Consent Agenda.

HIGHLAND/BENTZ – MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE. NON- OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

A. Proposed 5 year Capital Improvement Plan for Public Works presented by the City of Homer Director of Public Works, Janette Keiser, PE

Public Works Director Keiser presented the Proposed Five Year Capital Improvement Plan on projects that included Water & Sewer, Sidewalks, Trails, Parks, Building Maintenance, Drainage and ADA Compliance. This plan addressed the funding of the listed projects over a five year period and how they would be funded. She noted that currently there was no plan in place. She was seeking the support of the Commission to make a recommendation to City Council.

Public Works Director Keiser responded to questions and comments on the following:

- Sensitivity surrounding the Beluga Slough Boardwalk project with nesting Sandhill Cranes
- Grant sources for water projects
- Appreciation for having this presentation on the 5 year project funding
- Formatting of the plan
- This plan can assist in meeting other aspects of existing plans stated long term goals

Chair Smith thanked Public Works Director Keiser for making the presentation.

REPORTS

A. Staff Report 21-23, City Planner's Report

Chair Smith introduced the item by reading of the title and requested City Planner Abboud to present his report to the Commission.

City Planner Abboud provided a summary of Staff Report 21-23. He requested a volunteer for the May 10th City Council meeting. There were no volunteers. He facilitated discussion on the resolution supporting policies providing safety for pedestrians and bicyclists.

B. Public Works Campus Task Force Report – Commissioner Barnwell

Chair Smith queried if Commissioner Barnwell was able to connect to the meeting.

Commissioner Highland reported that she spoke with Commissioner Barnwell and he reported being unable to connect so will not be attending the meeting.

City Planner Abboud noted that the Task Force has a meeting before this one and so he was not sure the content of that meeting to provide and update to the Commission.

PUBLIC HEARINGS

A. Staff Report 21-24, Conditional Use Permit (CUP) 21—03 to allow light manufacturing brewery at 870 Smoky Bay Way

Chair Smith introduced the item by reading of the title and requested the City Planner to provide his report.

City Planner Abboud provided Staff Report 21-24 on the application to build a brewery at the corner of Smoky Bay Way and Ben Walters Lane. He noted that the manufacturing component is why the Conditional Use Permit is required. He noted the public comment received regarding drainage.

Don Stead, applicant, stated the he believed he presented a fairly comprehensive report and he wanted to make this project to enhance the community not detract from it.

Chair Smith opened the Public Hearing.

Michael McKinney, city resident, stated his reasons for not being in support of the application for the proposed brewery.

Karin Marks, city resident, commented in support of the application, stating the previous conduct of the business at the present location.

Chair Smith seeing no further public wishing to provide testimony closed the Public Hearing.

Chair Smith offered rebuttal to the City Planner.

City Planner Abboud stated that use of the word hinterland may not have been appropriate and apologized for use of the term. He then reiterated that the CUP application is required due to the manufacturing portion of the application as taverns or drinking establishments are permitted according to current laws if someone wanted to build just a bar or restaurant it would not come before the Commission.

Mr. Stead, applicant, appreciated the comments from Mr. Kinney and he expressed the same concerns but the zoning allows it and he will do his best to minimize the impacts to the surrounding neighbors and if there is anything that he can do short of not building he will try to accommodate.

Chair Smith opened the floor to questions from the Commission.

Commissioner Highland questioned the location of the artwork, noting the lack of windows and the location of the front door and roll up door.

Mr. Stead noted that artwork will be on the inside and on the exterior east wall there will be a mural. He provided the accesses and what they will be used for such as product and employees entrances. Mr. Stead confirmed that the building will be concrete with cement siding such as the Police Department and Kachemak Center with the color being off white.

City Planner Abboud pointed out that he went to the Design Manual and he believed that it would be impractical adding a fenestration so he recommended the placement of shrubbery and trees for landscaping to soften the building.

Commissioner Conley expressed his appreciation for the complete and clear application but asked how many customers they expect in the new location.

Mr. Stead responded that on a weekend such as Memorial Day Weekend that have had 10 or 20 or more cars stacked up in the parking lot but for example last night they had three persons on bicycles, a couple in one car and an individual came in a car. He plans to have on average no more than 6 vehicles in his parking lot. He reiterated that it is mandatory for them to close at 8:00 p.m.

Commissioner Highland questioned if parking is taken where he envisioned that they would park.

Mr. Stead noted that they do have ample room to accommodate more than 14 vehicles and it is not his intention to create trouble or hazards to the residential neighbors by parking in the street. Historically Memorial Day Weekend is their highest attendance event.

Chair Smith provided a suggestion of one way parking so that drivers leave by the Smokey Bay Way exit.

Mr. Stead stated that they could put up signage but cannot mandate how people take their exit from the property.

Mr. Stead confirmed that he is only legally allowed to serve one person per day 36 ounces. He further noted that they do not serve anyone who is obviously impaired.

Chair smith requested a motion hearing no further questions.

VENUTI/HIGHLAND MOVED TO ADOPT STAFF REPORT 21-24 AND APPROVE CONDITIONAL USE PERMIT 21-03 TO BUILD A 2400 SQUARE FOOT BREWERY AT 870 SMOKEY BAY WAY WITH FINDINGS 1-10.

Discussion ensued on the previous conduct of the existing business; recognizing the concerns expressed by a resident regarding the construction of a drinking establishment in proximity to residential properties; and potential drainage issues.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 21-25, Fowler's Bench Preliminary Plat

Chair Smith introduced the item by reading of the title and invited City Planner to review his report for the Commission.

City Planner Abboud provided a summary of Staff Report 21-25.

Mr. Fowler, property owner, spoke to his desire to separate the large parcel into two accessible parcels that were aligned with the topography or a lower and upper bench so that two families could enjoy the location. He noted that he agreed with the staff on their comments and is agreeable to putting in the

trail easement because that it the location it is basically at now. He then provided some details of the trails located in and around the property and long term goals for a trail to tie into the Lookout Mountain trail system.

Chair Smith then opened the public comment period. Seeing no one from the public present wanting to comment he closed the public comment period and opened the floor to questions from the Commission.

There were no questions from the Commission, Chair Smith requested a motion.

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT 21-25 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO DIVIDE A 70 ACRE PARCEL INTO TWO, A 55 ACRE AND 15 ACRE PARCEL WITH COMMENTS 1-6.

1. 1. INCLUDE A PLAT NOTE STATING PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL STATE AND FEDERAL PERMITS.
2. DEDICATE A NORTH SOUTH EASEMENT PER THE HOMER NON-MOTORIZED TRANSPORTATION AND TRAIL PLAN.
3. LABEL HOMER AND KACHEMAK CITY LIMITS ON PLAT.
4. LABEL KACHEMAK CITY ON THE VICINTY MAP.
5. DEPICT THE APPROXIMATE LOCATION OF BEAR CREEK.
6. DEPICT THE APPROXIMATE LOCATION OF THE TOP OF THE STEEP CANYON BANKS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

- A. Staff Report 21-26, Community Design Manual

Chair Smith introduced the item by reading of the title. He invited City Planner Abboud to speak to the memorandum in the packet.

City Planner Abboud provided a summary and requested input from the Commission. He then facilitated questions and comments from the Commission on the following:

- allotment of space the requirement for outdoor gathering spaces
- there were no typographical errors found

NEW BUSINESS

- A. Proposed 5-Year Capital Improvement Plan for Public Works presented by the City of Homer
Director of Public Works, Janette Keiser, PE

Chair Smith introduced the item by reading of the title.

City Planner Abboud noted that comments from the Commission are requested as well as a motion of support.

Commissioner Highland complimented Public Works Director Keiser on the work presented to the Commission.

Chair Smith commented that he would still like to see the large commercial trucks removed from Pioneer Avenue believing that a better route would be to make a connection from FAA Road to East End Road.

City Planner Abboud responded that it would be great to have that reference in the Transportation Plan to re-route truck traffic.

Commissioner Bentz commented on the appropriateness of the 5 year horizon plan and linking with the various documents the City has and is a very tangible way to start implementing in the longer planning horizons.

Chair Smith requested a motion.

BENTZ/VENUTI MOVED THAT THE PLANNING COMMISSION ENDORSES THE PROPOSED FIVE YEAR CAPITAL PLAN FOR PUBLIC WORKS AS PRESENTED.

There was no discussion.

VOTE. NON-OBJECTION. UANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. Manager's Report for April 12, 2021 City Council Meeting
B. Supreme Court of the State of Alaska Decision Re: CUP 18-02 302 E. Pioneer Ave.
C. Planning Commission Calendar

Chair Smith commented on the information in the Police Report and the reduction in crime over the last four years.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Deputy City Clerk Krause announced the vacancies on the advisory bodies.

COMMENTS OF THE COMMISSION

Commissioner Bentz apologized for her previous absences and extended her appreciation for the varied agenda.

Commissioner Venuti commented on a tavern in the same location, recalling memories of the more infamous tavern in the early days of Homer.

Chair Smith commented that it was a good meeting, varied topics, welcomed Commissioner Bentz back and requested a motion to adjourn.

ADJOURN

There being no further business before the Commission the meeting was adjourned at 8:00 p.m. Next Regular Meeting is Wednesday, May 5, 2021 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Renée Krause
RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: *May 5, 2021*