



Agenda

Planning Commission Regular Meeting

Wednesday, April 01, 2026 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 4, 2026

PRESENTATIONS / VISITORS

REPORTS

- [A.](#) City Planners Report, Staff Report 26-005

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

- [A.](#) Memorandum 2026-03, Title 21 Public Review Draft Process and Comment Form
- [B.](#) Memorandum 2026-04, Proposed Amendments to the Planning Commission Bylaws

INFORMATIONAL MATERIALS

- [A.](#) 2026 Planning Commission Meeting 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, April 15, 2026, at 6:30 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

CALL TO ORDER

Session 26-01, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on March 4th, 2026 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS SCHNEIDER, H. SMITH, HARNESS, S. SMITH, VENUTI,

ABSENT: COMMISSIONERS WALKER, BARNWELL

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK LYNN

AGENDA APPROVAL

Chair S. Smith requested a motion and second to approve the agenda.

HARNESS/SMITH MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of February 4th, 2026
- B. Decisions and Findings CUP 2-01, 960 East End Road

HARNESS/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

City Planner's Report, Staff Report 26-004

The Planning Commission has completed a series of worksessions over the last few months leading consultant Agnew Beck to work on finalizing a public review draft of Title 21 to release in late March.

Homer City Council approves Ordinance 26-09 to align the term expirations for all commissioners and board members to March 31 every year.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

A. Memorandum 26-01, Review of the Planning Commission Bylaws

The commission reviewed the Bylaws for the first time of three meetings and asked the staff Liaison to clarify questions they had and bring back his findings to the Bylaws discussion on the March 18th meeting.

B. Memorandum 26-02, Long Term Rentals, Commissioner Harness

SCHNEIDER/HARNESS MOVE TO FORWARD THIS MEMORANDUM TO THE CITY COUNCIL AND THE EDC TO ENCOURAGE CONSIDERATION OF LONG-TERM RENTAL INCENTIVES

There was no discussion

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion Carried

INFORMATIONAL MATERIALS

A. 2026 Planning Commission Meeting Calendar.

B. 2026 Housing Assessment

COMMENTS OF THE AUDIENCE

City resident Scott Adams comments on “dark Houses” and talks of building height restrictions of other cities in Alaska.

COMMENTS OF THE STAFF

Planning Director Foster thanked the commission for a great meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Harness thanks the commission for the motion to bring long term rental memo to the City Council.

Commissioner Venuti thanks the commission for serving.

Commissioner Schneider Thanks Commissioner H. Smith on bringing up drainage issues as there not brought to attention often enough.

Chair S. Smith asks what is next for the planning commission after title 21 and thanks the Planning Commission for a good meeting.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:25 p.m. The next Regular Meeting is scheduled for **Wednesday, March 18, 2026 6:30 p.m.** A Worksession is scheduled for 4:00 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.



City of Homer

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491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106
(f) 907-235-3118

Staff Report Pl 26-005

TO: Homer Planning Commission
FROM: Ryan Foster, City Planner
DATE: April 1, 2026
SUBJECT: City Planner's Report

Title 21 Zoning Code Re-write

The Public Review Draft of the Title 21 Zoning Code is scheduled for a March 31 release to the public for a 45-day review and comment period. A Comment Form for Planning Commissioners has been included in the April 1, 2026 meeting packet.

Homer City Council

At their regular meeting of March 23, 2026, the City Council reappointed Commissioners Schneider and Barnwell to 3-year terms on the Planning Commission.

At the same meeting, the City Council identified two Council sponsors to work with staff to draft a resolution outlining next steps on the topic of short-term rentals and providing direction to the Administration, Planning Commission, and the Economic Development Advisory Commission.

Kenai Peninsula Borough Assembly

On March 17th the Kenai Peninsula Borough Assembly unanimously approved the adoption of the 2045 Homer Comprehensive Plan. I would like to thank everyone who participated in the process to create an inspiring vision for Homer's future. In next steps, City staff will be updating the City website, printing hard copies, and updating relevant forms and applications.

Meeting Schedule

The next regular meeting date is Wednesday, April 15, 2026.

Commissioner Report to Council

4/13/26 _____



Homer Title 21 Update: City of Homer Planning Commission Amendment Form

Responding to March 31, 2026 Public Review Draft

Submitted by Commissioner (Name): _____

Date Submitted: _____

IMPORTANT: Please use the fields below to share detailed information about your amendment. Please submit a separate form for each new amendment. This information will help staff and our consultant partner organize discussions on the draft code update.

Submit to: Ryan Foster (rfoster@ci.homer.ak.us)

Deadline: 11:50 pm on May 15, 2026

Proposed Amendment
Code Chapter Name(s) (Example: Definitions and Rules of Construction, Rules of construction):
Chapter and Section Number(s) (Example: 21.02.030 and 21.02.040):
Existing Content (can be brief/summarized):
Suggested Change (please be specific):
Rationale for Change:



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Memorandum PL26 – 003

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: April 1, 2026
SUBJECT: Title 21 Public Review Draft Process and Comment Form

Introduction:

Our consultants on the Title 21 Re-Write project, Shelly Wade, Agnew Beck, and Erin Perdu, Stantec, will be engaging with the Planning Commission to discuss the Title 21 Public Review Draft process and the attached Planning Commissioner comment form.

Requested Action:

Utilize the attached form as a way to track comments and any proposed amendments in the Public Review Draft and Public Hearing Draft Processes.

Attachments:

Planning Commissioner Comment Form

HOMER PLANNING COMMISSION BYLAWS

The Homer Planning Commission is established with those powers and duties as set forth in Title 2, Section 72, of the Homer City Code (HCC). The Commission is established to maximize local involvement in planning and to implement and recommend modifications to the Homer Zoning Ordinance, Title 21, and Subdivisions, Title 22. The Commission's jurisdiction is limited to the area within the City boundaries and that area designated as the Homer Bridge Creek Watershed Protection District.

The Homer Planning Commission (“Commission”) consists of seven members; no more than one may be from outside the city limits. Members will be appointed by the Mayor subject to confirmation by the City Council for three-year terms **(except to complete terms)**. The powers and duties of the Commission are described in HCC 2.72.030.

A. To abide by existing Alaska State law, Borough Code of Ordinances, where applicable, and Homer City Code pertaining to planning and zoning functions;

B. To abide by Robert's Rules of Order, so far as this treatise is consistent with Homer City Code;

C. Regular Meetings:

Meeting participation by teleconferencing is permitted. “Teleconference” means remote participation by telephone or web-based format by a member for a meeting of the board or commission which must enable the remote member, for the duration of the meeting, to clearly hear and to be heard by the chairperson, all other members, the staff liaison, the Clerk, and any public in attendance. Commissioners are expected to comply with teleconferencing requirements found in HCC 2.58.060.

1. First and third Wednesday of each month at **6:30 p.m.**
2. Agenda deadline is two weeks prior to the meeting date at 5:00 p.m. Agenda items requiring public hearing, and preliminary plats, must be received three weeks prior to the Commission hearing/meeting. However, conditional use applications may be scheduled for public hearing in accordance with HCC 21.94. Agenda items requiring public hearing, and preliminary plats, must be received four weeks prior to the Commission hearing/meeting for meetings in the months of July, November, and December. Preliminary plats must be submitted the Friday two weeks before the Commission meeting.
3. Items will be added to the agenda upon request of staff, the Commission or a Commissioner.
4. Public notice of a regular meeting shall be made as provided in HCC

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Chapter 1.14.

- 5. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by vote of the Commission.
 Procedure: The Chair will entertain a motion to extend the meeting until a specific time. After the motion has been seconded, the Commission will vote. A yes vote will extend the meeting until the specified time. A no vote will require that the Chair conclude business at or before 9:30 pm and ~~immediately proceed to~~ ensure comments of the audience, and the Commission, ~~and are heard before~~ adjournment.

D. Special Meetings:

Commissioners may attend in person or by teleconference, ~~at the time designated for the meeting.~~

- 1. Called by Chair or majority of the Commission.
- 2. Require reasonable notification be given to the Planning Department staff and twenty-four hour notice to Commissioners.
- 3. Public notice of a special meeting shall be made as provided in HCC Chapter 1.14.

E. Duties and Powers of the Officers:

A Chair and Vice-Chair shall be selected annually in ~~April~~ August or as soon thereafter as practicable by the appointive members. The Chair shall preside at all meetings of the Commission, call special meetings in accordance with the bylaws, sign documents of the Commission, see that all actions and notices are properly taken, and summarize the findings of the Commission for the official record. The Vice-Chair shall perform all duties and be subject to all responsibilities of the Chair in their absence, disability or disqualification of office. The Vice-Chair will succeed the Chair if they vacate the office before the term is completed to complete the un-expired term. A new Vice-Chair shall be elected at the next regular meeting.

F. Committees

- 1. The Chair shall appoint committees for such specific purposes as the business of the Commission may require. Committee appointments will be confirmed by the Commission. Committee membership shall include at least two Commissioners. Other Committee members may be appointed from the public.
- 2. One Committee member shall be appointed Chair and be responsible for creating an agenda and notifying the City Clerk of meetings so they may be advertised in accordance with Alaska State Law and Homer City Code.

- 88 3. One Committee member shall be responsible for furnishing summary
89 notes of all Committee meetings to the City Clerk.
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91 4. Committees shall meet in accordance with Commission bylaws and
92 Robert's Rules.
93 5. All committees shall make a progress report at each Commission
94 meeting.
95 6. No committee shall have other than advisory powers.
96 7. Per Robert's Rules, upon giving a final report, the Committee is
97 disbanded.
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99 **G.** Motions to Reconsider:

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101 Notice of reconsideration shall be given to the Chair or Vice-Chair, if the Chair is
102 unavailable, within forty-eight hours from the time the original action was
103 taken. A member of the Commission who voted on the prevailing side on any
104 issue may move to reconsider the commission's action at the same meeting or
105 at the next meeting of the body provided the above 48-hour notice has been
106 given. Consideration is only for the original motion to which it applies. If the
107 issue involves an applicant, staff shall notify the applicant of the
108 reconsideration.
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110 **H.** Conflict of Interest:

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112 A member of the Commission shall disqualify themselves from participating in
113 any official action in which they have a substantial financial interest per HCC
114 1.18. The member shall disclose any financial interest in the topic before
115 debating or voting. The member cannot participate in the debate or vote on the
116 matter, unless the Commission has determined the financial interest is not
117 substantial.
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119 Following the Chair's announcement of the agenda item, the Commissioner
120 should state that they have a conflict of interest. Once stated, the member
121 should distance themselves from all motions. The Commission must move and
122 vote on whether or not there is a conflict of interest. At this time, a motion shall
123 be made by another Commissioner restating the disclosed conflict. Once the
124 motion is on the floor the Commissioner can disclose their financial interest in
125 the matter and the Commission may discuss the conflict of interest. A vote will
126 then be taken. An affirmative vote excuses the Commissioner and they take a
127 seat in the audience or remains nearby. Upon completion of the agenda item,
128 the Commissioner will be called back to join the meeting.
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130 **I.** Situation of personal interest

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A situation of personal interest may arise. For example, a Commissioner may live in the subject subdivision or may be a neighboring property owner. If the Commissioner feels that by participating in the discussion they may taint the decision of the Commission, or be unable to make an unbiased decision, the Commissioner should state their personal interest. The same procedure as above should be followed to determine the conflict.

J. Ex parte Communications

Ex parte communications ~~contacts~~ are not permitted in quasi-judicial actions. Ex parte communications can result in a violation of procedural due process. If a Commissioner finds themselves about to be involved in ex parte contact the Commissioner should recommend that the citizen submit their comments in writing to the Commission or testify on record. If a Commissioner has been involved in an ex parte contact, the contact and its substance should be disclosed at the beginning of the hearing. The Commissioner should state whether or not they think they can make an unbiased decision. The same procedure as Section H. above should be followed to determine the conflict.

K. Quorum; Voting:

Four Commission members shall constitute a quorum. Four affirmative votes are required for the passage of a motion. Voting will be by verbal vote, the order to be rotated. The final vote on each resolution or motion is a recorded roll call vote or may be done in accordance with M. Consensus. For purposes of notification to parties of interest in a matter brought before the Commission, the Chair may enter for the record the vote and basis for determination.

The City Manager, or their designee, Community Development Director, and Public Works Director shall serve as consulting members of the Commission but shall have no vote.

L. Findings:

Findings will be recorded for conditional use permits, variances, acceptance of nonconforming status and zoning ordinance amendments. The findings will include the result of the vote on the item and the basis of determination of the vote, as summarized by the Chair or Vice-Chair, in the absence of the Chair.

M. Consensus:

The Commission may, from time-to-time, express its opinion or preference

174 concerning a subject brought before it for consideration. Said statement,
175 representing the will of the body and meeting of the minds of the members
176 may be given by the presiding officer as the consensus of the body as to that
177 subject without taking a motion and roll call vote.

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179 **N.** Abstentions:

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181 All Commission members present shall vote unless the Commission, for special
182 reasons, permits a member to abstain. A motion to excuse a member from
183 voting shall be made prior to the call for the question. A member of the
184 Commission requesting to be excused from voting may make a brief oral
185 statement of the reasons for the request and the question of granting
186 permission to abstain shall be taken without further debate. An affirmative vote
187 of the Commission excuses the Commissioner. A member may not explain a vote
188 or discuss the question while the roll call vote is being taken. A member may not
189 change their vote thereafter.

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191 **O.** Attendance: Any member who is unable to attend a meeting, whether regular or
192 special, shall contact the clerk, Planning Commission Chair, and Staff Liaison in
193 advance, no later than ~~two~~ twenty-four hours prior to the scheduled meeting
194 time for excusal.

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196 **P.** Vacancies:

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198 A Commission appointment is vacated under the following conditions:

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200 1. A member fails to qualify to take office within 30 days after their
201 appointment;
202 2. A member resigns;
203 3. A member is physically or mentally unable to perform the duties of the
204 office;
205 4. A member is convicted of a felony or of an offense involving a violation of
206 their oath of office; or
207 5. A member has three consecutive unexcused absences, or misses six
208 meetings in an appointment year.

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210 **Q.** Procedure for Consideration of Agenda Items:

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212 The following procedure will normally be observed:

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214 1. Staff presents report and makes recommendation;
215 2. If the agenda item involves an applicant they may make a presentation;
216 3. Commission may ask questions of the applicant and staff.

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R. Procedure for Consideration of Public Hearing Items:

1. Staff presents report and makes recommendation;
2. Applicant makes presentation;
3. Public hearing is opened;
4. Public testimony is heard on item (presentation of supporting/opposing evidence by public – Commission may ask questions of public);
5. Public hearing is closed;
6. Rebuttal of evidence by staff (if any);
7. Rebuttal of evidence by applicant (if any);
8. Commission may ask questions of the applicant, and staff;
9. The Commission will move/second to accept the staff report, with or without staff recommendations. The Commission will discuss the item, may ask questions of staff, and make amendments to the recommendations of staff. Amendments may be made by motion/second;
10. The Commission may continue the topic to a future meeting. Once the public hearing is closed no new testimony or information will be accepted from the public. The Commission may ask questions of the applicant and staff.

S. Procedure for Consideration of Preliminary Plats :

The following procedure will normally be observed:

1. Staff presents report and makes recommendations;
2. Applicant makes presentation;
3. Public comment is heard on the item;
4. Applicant may make a response;
5. Commission may ask questions of applicant, public and staff.

T. The Commission shall act as a body:

A member of the Commission may not speak or act for the Commission without recommendation or direction given by the Commission. The Chair or Chair's designee shall serve as the official spokesperson of the Commission.

U. Bylaws Amended:

The bylaws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced

258 at one meeting and action shall be taken at a subsequent Commission meeting.
259 The bylaws will be endorsed by a resolution of the City Council.

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V. Procedure Manual:

263 The policy and procedure manual will be endorsed by resolution of the City
264 Council and may be amended at any meeting of the Commission by a majority
265 plus one of the members, provided that notice of said proposed amendment is
266 given to each member in writing. Proposed amendments to the procedure
267 manual shall be introduced at one meeting and action shall be taken at a
268 subsequent Commission meeting.

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W. Agenda Format

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272 HOMER PLANNING COMMISSION
273 491 E. PIONEER AVENUE
274 HOMER, ALASKA

DATE
WEDNESDAY AT 6:30 P.M.
COWLES COUNCIL CHAMBERS

275

**REGULAR MEETING
AGENDA**

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1. **Call to Order**

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2. **Approval of Agenda**

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3. **Public Comment on Items Already on the Agenda**

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The public may speak to the Planning Commission regarding matters on the agenda that
are not scheduled for public hearing or plat consideration (3 minute time limit).

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4. **Reconsideration**

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5. **Consent Agenda**

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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 and
considered in normal sequence.

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6. **Presentations**

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7. **Reports**

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8. **Public Hearings**

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Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings
by hearing a staff report, presentation by the applicant, hearing public testimony and then
acting on the Public Hearing items. The Commission may question the public. Once the
public hearing is closed the Commission cannot hear additional comments on the topic.

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- 304 The applicant is not held to the 3 minute time limit.
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306 9. **Plat Consideration**
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308 10. **Pending Business**
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310 11. **New Business**
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312 12. **Informational Materials**
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314 13. **Comments of the Audience**
315 Members of the audience may address the Commission on any subject (3 minute time
316 limit).
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318 14. **Comments of Staff**
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320 15. **Comments of the Commission**
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322 16. **Adjournment**
323 Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the
324 Commission. Notice of the next regular or special meeting or work session will appear on
325 the agenda following “adjournment.”
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Planning

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Memorandum PL26 – 004

TO: Homer Advisory Planning Commission
FROM: Ryan Foster, City Planner
DATE: April 1, 2026
SUBJECT: Proposed Amendments to the Planning Commission Bylaws

Introduction:

The current Planning Commission Bylaws are dated September 2021. Attached is a draft of proposed amendments based on the conversation the Planning Commission had at your last meeting on March 4, 2026. Please review the draft bylaws and discuss the proposed amendments to ensure the Commission's operating rules, structure, and procedures are current and ensure accountability and consistency in how the Commission functions.

Per the approved Planning Commission Bylaws:

U. Bylaws Amended:

The bylaws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at a subsequent Commission meeting. The bylaws will be endorsed by a resolution of the City Council.

The discussion of the proposed amendments is introduced at this meeting of April 1, 2026. Action on the proposed amendments will be scheduled for the next regular meeting of April 15, 2026.

Requested Action:

Review the draft of the Planning Commission Bylaws and be prepared to discuss the proposed amendments. Items highlighted in yellow in the proposed amendments are intended for further discussion with the Planning Commission.

Attachments:

Proposed Amendments to the Planning Commission Bylaws

**PLANNING COMMISSION
2026 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/17/25 Public Hearing Items 12/19/25 Prelim Plat Submittals 12/26/25 Regular Agenda Items	01/07/26		Monday, 01/12/26 6:00 p.m.	
	12/31/25 Public Hearing Items 01/02/26 Prelim Plat Submittals 01/09/26 Regular Agenda Items	01/21/26		Monday 01/26/26 6:00 p.m.	
FEBRUARY	01/14/26 Public Hearing Items 01/16/26 Prelim Plat Submittals 01/23/26 Regular Agenda Items	02/04/26		Monday 02/9/26 6:00 p.m.	
	01/28/26 Public Hearing Items 01/30/26 Prelim Plat Submittals 02/06/26 Regular Agenda Items	02/18/26		Monday 02/23/26 6:00 p.m.	
MARCH	02/11/26 Public Hearing Items 02/13/26 Prelim Plat Submittals 02/20/26 Regular Agenda Items	03/04/26		Monday 03/09/26 6:00 p.m.	
	02/25/26 Public Hearing Items 02/27/26 Prelim Plat Submittals 03/06/26 Regular Agenda Items	03/18/26		Monday 03/23/26 6:00 p.m.	
APRIL	03/11/26 Public Hearing Items 03/13/26 Prelim Plat Submittals 03/20/26 Regular Agenda Items	04/01/26		Monday 04/13/26 6:00 p.m.	
	03/25/26 Public Hearing Items 03/27/26 Prelim Plat Submittals 04/03/26 Regular Agenda Items	04/15/26		Monday 04/27/26 6:00 p.m.	
MAY	04/15/26 Public Hearing Items 04/17/26 Prelim Plat Submittals 04/24/26 Regular Agenda Items	05/06/26		Monday 05/11/26 6:00 p.m.	
	04/29/26 Public Hearing Items 05/01/26 Prelim Plat Submittals 05/08/26 Regular Agenda Items	05/20/26		Tuesday 05/26/26 6:00 p.m.	
JUNE	05/13/26 Public Hearing Items 05/15/26 Prelim Plat Submittals 05/22/26 Regular Agenda Items	06/03/26		Monday 06/08/26 6:00 p.m.	Reappointment Applications will be sent out by the Clerk.
	05/27/26 Public Hearing Items 05/29/26 Prelim Plat Submittals 06/05/26 Regular Agenda Items	06/17/26		Monday 06/22/26 6:00 p.m.	

JULY	06/24/26 Public Hearing Items 06/26/26 Prelim Plat Submittals 07/02/26 Regular Agenda Items	07/15/26		Monday 07/27/26 6:00 p.m.	
AUGUST	07/15/26 Public Hearing Items 07/17/26 Prelim Plat Submittals 07/24/26 Regular Agenda Items	08/05/26		Monday 08/10/26 6:00 p.m.	<ul style="list-style-type: none"> • Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/29/26 Public Hearing Items 07/31/26 Prelim Plat Submittals 08/07/26 Regular Agenda Items	08/19/26		Monday 08/24/26 6:00 p.m.	
SEPTEMBER	08/12/26 Public Hearing Items 08/14/26 Prelim Plat Submittals 08/21/26 Regular Agenda Items	09/02/26		Monday 09/14/26 6:00 p.m.	
	08/26/26 Public Hearing Items 08/28/26 Prelim Plat Submittals 09/04/26 Regular Agenda Items	09/16/26		Monday 09/28/26 6:00 p.m.	
OCTOBER	09/16/26 Public Hearing Items 09/18/26 Prelim Plat Submittals 09/25/26 Regular Agenda Items	10/07/26		Monday 10/12/26 6:00 p.m.	
	09/30/26 Public Hearing Items 10/02/26 Prelim Plat Submittals 10/09/26 Regular Agenda Items	10/21/26		Monday 10/26/26 6:00 p.m.	Annual Meeting Schedule for 2027
NOVEMBER	10/14/26 Public Hearing Items 10/16/26 Prelim Plat Submittals 10/23/26 Regular Agenda Items	11/04/26		Monday 11/09/26 6:00 p.m.	
DECEMBER	11/10/26 Public Hearing Items 11/13/26 Prelim Plat Submittals 11/20/26 Regular Agenda Items	12/02/26		Tentative: Monday 01/04/27 6:00 p.m.	There are no Council meetings in December.

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. A written report can be submitted if no member is able to attend.