Chapter 1.76 Advisory Planning Commission

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ADVISORY PLANNING COMMISSION

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1.76.010 Homer Advisory Planning Commission established.
a. In order to maximize local involvement in planning, and in the implementation and modification of the Homer zoning ordinance, the Homer Advisory Planning Commission is established. Advisory Planning Commission jurisdiction is limited to the area within the City boundaries.
b. The Homer Advisory Planning Commission shall have seven members. No more than one of its members may be from outside the City limits. Members shall be appointed by the Mayor subject to confirmation by the City Council.
c. A chairman and vice-chairman of the Commission shall be selected annually and shall be appointed from and by the appointive members.
d. The Mayor, City Manager or his designee and Public Works Director, or his designee, shall serve as consulting members of the Commission in addition to the seven appointive members, and may attend all meetings as consultants, but shall have no vote. (Ord. 82-15 , 1982; Ord. 79-12 , 1979; prior code section 16-100.1).

1.76.020 Incorporation of state law. The laws of the State of Alaska dealing with the planning and zoning commissions present and future are incorporated into this chapter as if expressly included in this chapter. (Ord. 82-15 §2, 1982; prior code §16-100.2).

1.76.030 Duties and powers. The commission shall be required to do the following:
a Develop, adopt, alter or revise, subject to approval by the City Council, a master plan for the physical development of the City. Such master plan with accompanying maps, plats, charts, descriptive and explanatory matter, shall show the Commission's recommendations for the development of the City territory, and may include, among other things:
1. Development of the type, location and sequence of all public improvements,
2. The relocation, removal, extension or change of use of existing of future public ways, grounds, spaces, buildings, properties and utilities,
3. The general extent and location of rehabilitation areas.
When a master plan for the City has bee approved by the Council, amendments, revisions and extensions thereof may be adopted by the Council after consideration and report by the Commission;
b. Exercise control over platting a subdivision of lots, blocks or lands within the City limits. All proposed plans, plats or replats of lots, blocks or lands within the City limits, and all streets, alleys and other portions of the same intended to be dedicated to public or private use, or vacated within the corporate limits, shall first be submitted to the Commission for its approval or rejection before such plans, plats or replats shall be submitted to the Borough Planning and Zoning Commission for final approval and recordation. Unless the City Council shall disapprove the action of the Commission within twenty days, its decision shall be final. If the Commission has approved any plan, plat or replat, and the City Council has not, within twenty days, disapproved this action, the Commission, through its chairman, shall endorse its approval on the plan, plat or replat, and the owner thereof may then offer it to the Borough Planning and Zoning Commission for final approval;
c. Draft an official map of the City and recommend or disapprove proposed changes in such map.
d. Promote public interest in and understanding of the master plan and of general regulations with regard to

planning and zoning;
e. Make investigations regarding any matter related to City planning;
f. Make and prepare reports, prints, plats and plans for approval by the City Council;
g. Make or cause to be made surveys, maps and plans relating to the location and design of any public building, dock, beach, ski ground, statue, memorial, park, parkway, boulevard, street, alley or playground. For the purpose of implementing this subsection, all departments of the City considering any such improvement are required, and all public agencies not a part of the City are requested, to inform the Commission of the proposed improvement, and submit such pertinent information to the Commission and within such time as will enable the Commission to recommend to City Council whether the proposed improvement is consistent with the general plan and established planning principles. No public improvement shall be authorized by City Council until the recommendation of the Commission shall have been received, but the City Council shall not be bound by that recommendation. (Prior code section 16-100.3).

1.76.040 Terms of Commission members. a. Members of the first Commission shall be appointed for the following terms:

1. Three members shall be appointed for three-year terms;
2. Two members shall be appointed for two-year terms;
3. Two members shall be appointed for one-year terms;
b. At the end of the respective terms set forth in subsection (a) of this section, members shall be appointed for full three-year terms.
c. Any Commissioner who shall have two successive unexcused absences shall be subject to removal by the Commission by a majority vote of the members present. (Ord. 78-2 section 1, 1978; prior code section 16-100.4).

1.76.050 Zoning powers and duties. a. The Homer Advisory Planning Commission shall exercise zoning authority delegated by the Borough Assembly:
1. Interpret the provisions of this chapter and make zoning compliance determinations when requested by the local administrative official;
2. Act upon requests for PUDs, variances and conditional use permits; and
3. Prepare and recommend to the Homer City Council modifications to the Homer City Zoning Ordinance.
b. The Homer Advisory Planning Commission shall adopt additional procedural rules approved by the City Council.
c. The fee schedule shall be established by resolution of the City Council. (Ord. 82-15 section 3, 1982).

1.76.060 Record of proceedings. There shall be a regular monthly meeting of the Commission, and permanent records or minutes shall be kept of Commission proceedings, and such minutes shall record the vote of each member upon every question. Every decision or finding shall immediately be filed in the office of the City Clerk, and shall be a public record open to inspection by any person. Every decision or finding shall be directed to the City Council at the earliest possible date. (Ord. 89-21 (A) section 3, 1989: prior code section 16-100.6).

[1] Prior ordinance history: Ordinance 16.100.1.

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