

Session 16-14, a Special Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 5:30 p.m. on September 14, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ABRAHAMSON, BRADLEY, STEAD, VENUTI

ABSENT: BOS, HIGHLAND, STROOZAS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

VENUTI/BRADLEY SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Public Comment

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).

Reconsideration

Adoption of 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 and considered in normal sequence.

Presentations

Reports

Public Hearings

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. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 16-49, CUP 16-05, Amending CUP 15-04, at 5185 Slavin Drive

City Planner Abboud reviewed the staff report.

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Fred Pfeil, applicant, thanked the Commission for their work and said he was available to answer questions.

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

There were no questions of staff or the applicant.

BRADLEY/ABRAHAMSON MOVED THAT THE COMMISSION APPROVES STAFF REPORT PL 16-49, CUP 16-05 AMENDING CUP 15-04 AT 5185 SLAVING DRIVE WITH FINDINGS 1 THRU 10.

Comment was made in support of the proposal.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 16-46, CUP 16-04, HVFD Equipment Storage Facility-4060 Heath St.

City Planner Abboud reviewed the staff report.

There was no applicant presentation.

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

There was brief discussion that this will be part of the current project that is underway at the fire station, and that there is adequate parking available on site.

VENUTI/ABRAHAMSON MOVED THAT THE COMMISSION APPROVES STAFF REPORT PL 16-46, CUP 16-04, HVFD EQUIPMENT STORAGE FACILITY AT 4060 HEATH ST. WITH FINDINGS 1-10.

Comment was made in support of the proposal.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Staff Report PL 16-50, CUP 16-06, Homer Medical Clinic Expansion

City Planner Abboud reviewed the staff report.

Scott Curtin, Kenai Peninsula Borough Land Management Officer, commented that he doesn't disagree with a majority of the items referenced in the staff report. The property is just under an acre which is why there isn't a storm water plan in the packet but they have contacted their civil engineer and started the process of addressing the storm water plan. He agrees the current plan exceeds the minimum number of parking space required and that the parking there is still tight. They have just received a determination from ACOE they can proceed to the wooded area to the east which would

allow them to expand the impervious coverage, creating the need for the storm water plan. They walked the site and there is a culvert from the property to the north that comes across Danview and discharging onto their property. He referenced the aerial photo and explained the drainage issues. He has talked with the Schroeder's and Public Works Director Meyer about ditching to redirect the water and wants to make sure it works for all parties.

In relation to the recommendation to have a paved sidewalk to connect to the sidewalk on Bartlett, Mr. Curtin said his concern is that Bartlett is higher than the sidewalk, so they may have to go to the south to keep it at a level plane. It will require taking some trees down.

Mr. Curtin provided some hand drawn notes of what a storm water retention area. He explained what it could look like and that he would like to talk to the city engineer about where to locate it.

Chair Stead opened the public hearing.

Tom Schroeder, city resident, said he is opposed to the CUP at this time. He is the property owner immediately to the east of the Homer Medical Clinic property. He is concerned whether the revised plan from the Borough that hasn't been presented yet will adequately address the water problem in the area. Mr. Schroeder explained the continual issue with water and snow melt drainage and the efforts and cost incurred to attempt to deal with it. He will not support the project until the parking lot is regraded and possibly paved so that all rain and snow melt is directed west to Bartlett St.; until all snow plowing and storage is directed west to Bartlett St.; and until they clear and grade the grown over ditch and open the culvert under the driveway entrance so ditch water will continue to move down south along Bartlett St. Mr. Schroeder provided a written copy of his comments for the record.

Merlin Cordes, city resident on East Fairview, said he is aware of some of the problems there and thinks Mr. Curtin highlighted a lot of the concerns and hopes they look closely at them. With paving a parking lot and the square footage roof area the runoff will have to be addressed very acutely. He's not sure if an option is to run a different storm sewer to a different ditch to divert water. There is a lot to look into, but he knows the water problem for the lower portion is immense and unless there is some drastic engineering that's appropriate, it can continue to be a problem and will affect the value of the Schroeder's home if it continues to be a problem. From a real estate side, wet homes and basements don't sell well. He isn't against expanding the clinic, but they need to do the best they can and avoid the problems that could arise in the future.

Kelly Cooper, Homer's Borough Assembly Representative, met with the Schroeder's and the Borough. She served several years on the Hospital Operating Board and she knows it is their responsibility to be a good neighbor. She firmly believes they can set a standard of being a good neighbor and meet the requirements of the CUP with those contingencies, because she does not want them to suffer any water issues and still move forward with the project. Several issues have already been addressed after the week's meetings and she's confident in the City and Boroughs ability with this project and looks forward to us being able to do it while maintaining the value of our neighbor's property.

Chair Stead closed the public hearing and opened the floor for rebuttal of the staff and applicant.

City Planner Abboud commented the challenge now is how to make appropriate conditions and ensure we get what we want. The City Engineer will have to approve the storm water plan and he would like to see a parking lot design that complies with code.

Mr. Curtin commented he does need to work with the City Engineer on how to resolve this and where he would like features put in so they are to the best benefit to all parties. They are more than happy to work with the City and the process to ensure things are properly reviewed.

There was discussion regarding the process for review of the storm water plan, culverts and drainage, parking, and wetlands delineation.

When asked about postponing this to their next regular meeting on October 5th, Mr. Curtin agreed that would be reasonable time to get more information regarding drainage together to bring back to the Commission.

VENUTI/BRADLEY MOVED TO POSTPONE CUP 16-06 UNTIL WE HAVE FURTHER INFORMATION REGARDING DRAINAGE AND SOLUTIONS AND HAVE A PUBLIC HEARING OCTOBER 5th.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Comments of the Audience

Kelly Cooper thanked the commission for their service. She said the assembly is still assessing the reduction of Borough Planning Commission members. Objections were received from Homer and the Borough Planning Commission. She agrees and is advocating against the reduction. She thanked them again, said she appreciates their work, and they are very lucky to have Mr. Venuti on the Borough Planning Commission.

Comments of Staff

City Planner Abboud commented they talked about the Borough Commission when the Borough Mayor was here and talked about a formula that was going to be applied. Mr. Abboud said his concern is if we are going to represent 5 cities there would be multiple seats available but in the ordinance he didn't see how he was going to eliminate a city. In order to make it 11 members, some cities would have to be eliminated.

Comments of the Commission

Commissioner Venuti had no comment.

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Commissioner Bradley said she will be absent at the next meeting. She noted issues regarding storm water have been on their agenda several times since she's been on the Commission and she thinks it's something they need to bring up again in the future.

Commissioner Abrahamson said she agrees with and reinforces Ms. Bradley's comments about storm water issues in the city. She appreciates CUP 16-05 being postponed for further information. She recommends the Homer Storm Water Manual is referenced in any plan. She advised that October 4th and 5th Kachemak Bay Research Reserve will be hosting a workshop and exploring ground water and surface water issues with climate scenario planning and to contact her for more information.

Chair Stead said it was a good meeting and he appreciates everyone's work.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:05 p.m. The next regular meeting is scheduled for August 21, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____