

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING
MAY 19, 2010

Session 10-09, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:10 p.m. on May 19, 2010 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER DRUHOT, HIGHLAND, KRANICH, MINSCH, BOS

ABSENT: COMMISSIONER SINN

STAFF: PLANNING TECHNICIAN ENGBRETSSEN
PLANNING CLERK ROSENCRANS

APPROVAL OF AGENDA

AGENDA
APPROVAL

The Agenda was amended to include the TAC report by Commissioner Highland.

PUBLIC COMMENT

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).

Nancy Hillstrand commented on the Spit Comprehensive Plan and the importance of public participation. She stressed the need for improved parking on the spit.

RECONSIDERATION

RECONSIDER-
ATION

No items were scheduled for reconsideration.

ADOPTION OF CONSENT AGENDA

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.

A. Approval of the May 5, 2010 regular meeting minutes.

The May 5, 2010 Regular Meeting Minutes were approved by consensus of the Commission.

PRESENTATIONS

PRESENTATION

There were no presentations scheduled.

REPORTS

REPORTS

Planning Technician Engbretsen summarized the planner's report.

PUBLIC HEARINGS

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.

There were no public hearings scheduled.

COMMENTS OF THE COMMISSION

COMMISSION
COMMENTS

Commissioner Highland has been doing her homework and read the following from the first page of the Community Design Manual, "The scenic beauty of Kachemak Bay is an Alaskan natural treasure. This design manual has been adopted in order to maintain and improve the overall quality of the built environment and the way it fits into the splendid natural setting."

Commissioner Kranich commented that some headway has finally been made on these ordinances and getting through the sticking points. He will have to look long and hard at certain points in the Spit Comprehensive Plan in regards to the location of overslope development. If they end up recommending setting aside that area, then in the future will need that area for harbor expansion he wants to be very careful.

Chair Minsch commented why she has requested the Commissioners to carefully review the draft plan and make a decision to leave issues behind or bring them through. They made those same types of decisions on the Comprehensive Plan. Summer is coming, everyone will be getting busy. We need a new commissioner. Gretchen has agreed to be re-appointed, Ray has answered her yet. Everyone is doing a great job.

Commission Druhot said welcome to Spring/Summer.

Commissioner Sinn added to the overslope comment made by Commissioner Kranich that if the reality of expansion is going towards town and his suggestion recommending bringing both forward. He was not sure how realistic that would be adding another 1000 feet you would be in the lagoon. Leave both in as an option. He is in favor of overslope on that end of the harbor but wants to ensure room for expansion. Good to be back.

ADJOURN

ADJOURN

Meetings will adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission.

There being no further business to come before the Commission, the meeting adjourned at 8:03 p.m. The next regular meeting is scheduled for May 19, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

Renee Krause

Renee Krause, Deputy City Clerk I

Approved: May 19, 2010

PLAT CONSIDERATION

PLAT
CONSIDER
ATION

A. Staff Report PL 10-45, Eker Estates No. 3 Replat 2010 Preliminary Plat

Planning Technician Engebretsen explained that this plat is not removing a lot line, but moving it to create one large lot and a smaller lot. Brief discussion followed regarding relocating the cabin and showing areas in excess of 20% grade.

Eker
Estates
Replat
2010

MINSCH/KRANICH - MOVED TO ADOPT STAFF REPORT PL 10-45, EKER ESTATES NO. 3 REPLAT 2010 PRELIMINARY PLAT, TO INCLUDE COMMENTS 1 AND 2 ON THE STAFF REPORT.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

PENDING
BUSINESS
Draft
Spit
Comp
Plan

A. Staff Report PL 10-42, Draft Spit Comprehensive Plan

The commission reviewed pages 1-16 (lines 1 – 375) of the plan. Lengthy discussion ensued regarding accommodating current spit business owners and best use of parking and city land.

It was noted the Parks and Recreation, Port and Harbor, and Economic Development Advisory Commissions will review the plans at their June meetings.

Planning Technician Engebretsen explained that the consultants will provide a revised schedule with all the Commissions comments and changes. It should be available towards the end of the summer so that seasonal business owners can comment on the plan while still in town.

There was lengthy discussion regarding public comment and how to increase awareness. Commissioner Highland expressed concern that local citizens, spit users and business owners are unaware of the public process until it is too late for them to participate.

It was the consensus of the Commission to review the issues after taking more time to look at the entire plan.

NEW BUSINESS

NEW
BUSINESS

None.

INFORMATIONAL MATERIALS

INFORMATI
MATERIALS

None.

COMMENTS OF THE AUDIENCE

AUDIENCE
COMMENTS

Members of the audience may address the Commission on any subject. (3 minute time limit)

Nancy Hillstrand commented on the Spit Comprehensive Plan. She mentioned there are many people who have businesses on the spit who would like to participate and provide input, but do not have the time as they are busy with their summer schedules. Discussion ensued regarding how to encourage more citizens to participate and how to more effectively make the public aware of the process.

COMMENTS
OF
STAFF

COMMENTS OF STAFF

There were no comments.



COMMISSION
COMMENTS

COMMENTS OF THE COMMISSION

There were no comments.

DJOURN

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:52 p.m. The next regular meeting is scheduled for June 2, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.



Shelly Rosencrans, Planning Clerk

Approved: _____

