

Session 12-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 6:30 p.m. on April 4, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, DOLMA, ERICKSON, HIGHLAND, MINSCH, SONNEBORN, VENUTI

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

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).

Larry Slone, city resident, commented regarding flag lot regulations. He encouraged the Commission to be careful not to apply any more restrictions than needed.

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.

1. Approval of the March 7, 2012 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030g
4. KPB Coastal Management Program Reports

The consent agenda was approved by consensus of the Commission.

PRESENTATIONS

REPORTS

- A. Staff Report PL 12-14, City Planner's Report

City Planner Abboud reviewed his staff report.

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 12-16, CUP 12-01 4244 Homer Spit Road

City Planner Abboud reviewed the staff report.

Brad Faulkner, applicant, said he was here to answer questions. Regarding the setback on Fishdock Road he explained that it will be an easy shift to make to accommodate the setback. He explained the southwest lot line is where the sewer runs so they would probably move it in that direction, leaving adequate room to access the sewer or water line. The City started a push for this proposed bike path 15 years ago and the way the parking in front is laid out it makes sense to do it this way. Mr. Faulkner reviewed the history of his lot and explained that a goal of his is to add a critical mass to bring people down the spit past the Salty Dawg.

In response to questions he commented that there have been people living in this industrial type area in years past and does not foresee any future problems with continuing to do so. Regarding the lay out of the project on the lot pushing the buildings forward will accommodate the path in the back as the City wants, and having them closer to the road works better for the tourists. He reviewed the plan for the boardwalk and explained the current drainage issues in the area, and said he is working the ACOE and harbor staff to make the lot drain properly. Other discussion ensued regarding explanations of drawings in the packet, location of utilities, and timeframe for development.

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

Chair Minsch called for a recess at 7:30 p.m. so the City Planner could retrieve the full size proposed improvement plan submittal. The meeting resumed at 7:34 p.m.

The Commission asked questions of staff. City Planner Abboud responded that this is an adequate way to deal with the lay out of the buildings, address the setback, and accommodate the boardwalk. He explained how the future land use map in the Spit Comprehensive Plan relates to the property and those adjacent to it. The boardwalk going across lot lines won't be an issue for others as the adjacent lessee is looking at the boardwalk on their property as well. He clarified that a CUP stays with the property and the proposed uses for this project are allowed through a CUP. In this case the PUD relates to the board walk being on the lot line.

ERICKSON/SONNEBORN MOVED TO APPROVE CUP 12-01 WITH FINDINGS 1THROUGH 18 AND CONDITIONS 1THROUGH 8.

The Commission talked about temporary storage of gear as a buffer between the property and boardwalk.

Comments were made that with the information provided about the development, pictures provided to show what the applicant has in mind, and details about how he plans to handle the buildings, the project makes sense. It is an economic benefit for the City.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

There were no plats scheduled.

PENDING BUSINESS

No pending business items were scheduled.

NEW BUSINESS

A. Staff Report PL 12-13, Flag Lot Regulations

Chair Minsch advised that the Commission had discussion and provided input at their worksession and staff will bring back more information.

INFORMATIONAL MATERIALS

A. City Manager's Report dated March 27, 2012

COMMENTS OF THE AUDIENCE

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

Larry Slone, city resident, said he agreed with the Commission's decision tonight.

Michael Kennedy, city resident, agreed with the Commission supporting Mr. Faulkner's CUP. He has had a good track record having remodeled a couple buildings on the spit and he's a deserving person to do it. There are plenty of conditions for him and he has volunteered information on how he plans to do it. He recognized that a lot of work goes in to approving CUP's and a lot of times they end up biting the Commission back, but he thinks this will be a good project.

Brad Faulkner thanked the Commission for approving his CUP tonight. He thinks in a couple years they will look back and say this one worked and it improved the end of the spit. He thinks it will want to make his neighbors do better as well. Regarding the area between the property and spit path he doesn't have an issue putting some gear there. He explained that they moved a significant amount of fish there through the winter. They already have a snow removal problem and to put a fence there makes it almost impossible. He has no issue with putting some gear there, or even a driftwood log, it just needs to be something they can move with a forklift when they need to do snow plowing.

COMMENTS OF STAFF

No staff comments

COMMENTS OF THE COMMISSION

Commissioner Highland commented that this was fun, thanked everyone for their patience with her questions, and wished them happy spring.

Commissioner Erickson felt they did the right thing tonight.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 4, 2012

Commissioner Bos agreed they did the right thing. Staff dictated and Mr. Faulkner did his due diligence so they didn't give him anything he didn't deserve. He hopes this leads a lot of other people to do better.

Commissioner Dolma commented that this solved one issue, but there is still a lot of work to do out there.

Commissioner Sonneborn and Venuti had no comments.

Chair Minsch advised the Commission that she applied for the vacant City Council seat that will be filled on Monday. If she gets appointed she knows the Commission will continue to do well with out her.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:10 p.m. The next regular meeting is scheduled for May 2, 2012 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____