

Session 12-10, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Erickson at 6:30 p.m. on August 15, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, ERICKSON, HIGHLAND, SONNEBORN, STEAD, VENUTI

ABSENT: DOLMA

STAFF: CITY PLANNER ABBOD
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).

None

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 August 1, 2012 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects Under HCC 1.76.030 g.
4. KPB Coastal Management Programs Report
5. Draft Decisions and Findings for CUP 12-01, Homer Spit Subdivision No. Two Amended, Lot 88-4 and a Portion of Parking and Access Area 4744 Homer Spit Road
6. Draft Decision and Finding for CUP 12-02, 3800 Sterling Highway/Greenhouse

The consent agenda was approved by consensus of the Commission.

PRESENTATIONS

REPORTS

- A. Staff Report PL 12-45, City Planner's Report

City Planner Abboud reviewed the 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

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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 12-42, CUP 12-03, A Request for a Conditional Use Permit (CUP) for 4470 Fish Dock Road, Lot 88-3 Homer Spit Subdivision No. 2/Dockside Fisheries

City Planner Abboud explained that there was some missing information regarding this and said it will be re-advertised for next meeting.

PLAT CONSIDERATION

PENDING BUSINESS

- A. Staff Report PL 12-43, Staff Report 12-43, Draft Ordinance 12-xx Amending HCC 21.28 Marine Commercial Zoning District

The Commission discussed the public feedback that they received during the worksession. They expressed their frustration with the animosity that was expressed by the business owners regarding lodging. The folks who commented didn't seem to have a full understanding of what the Commission is considering, and the Commission and staff need to work to find a way to get a better message out. The public doesn't understand that one of the Commission's responsibilities is to look at health and safety for the good of the public that uses the facilities in question. Business owners on the spit want rules for themselves and to let it run itself out there, but there are a lot of other businesses in the City and throughout the state that can't and won't do that, nor are they allowed to. The goal of the amendment for lodging is not a dramatic change; it is an opportunity to classify the lodging use so it can be effectively addressed by staff. They had general discussion on Fire Marshall review, health and safety, and if there are ways to help the public better understand what the Commission is trying to accomplish through this amendment.

NEW BUSINESS

None

INFORMATIONAL MATERIALS

None

COMMENTS OF THE AUDIENCE

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

There were no audience comments.

COMMENTS OF STAFF

No

COMMENTS OF THE COMMISSION

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Commissioner Venuti commented that it was an interesting meeting. He has learned that in business when dealing with difficult customers you can win them over if they think the resolution is their idea. Some how we need to change the perception that we are not the enemy. He reaffirmed his thought that a city business license should be established. It would be so much easier because businesses would self police.

Commissioner Stead had no comments.

Commissioner Highland questioned how people were alerted to tonight's meeting. She wonders if there is a way to try to get the property owners to attend. She said it was a interesting meeting and thanked everyone.

Commissioner Sonneborn said it was great to be back.

Commission Bos likes Mr. Venuti's notion of giving the people a chance to share in the idea or decision. Next time if they have a presentation where the businesses have to select if they are R1, R2, or R3 and get them in one of the categories, they can classify them where they need to be. He thinks the staff is doing what they can to get notices out and people need to take time to understand what is happening. It was a fantastic meeting.

Chair Erickson questioned about formalities of thanked everyone and said it was a good meeting.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:24 p.m. The next regular meeting is scheduled for September 5, 2012 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____