

Session 13-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on May 1, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, SLONE, STEAD, VENUTI

ABSENT: SONNEBORN

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).

Chair Venuti requested to suspend the rules to allow the one audience member an opportunity to speak. There was no objection.

Connie Cavasos, city resident, expressed her concerns about development in her neighborhood that is blocking view shed and affecting not only enjoyment of property, but also bringing down value to those homes that are losing their view. She encouraged the commission to adopt strategies like those outlined in the comprehensive plan chapter four, goals 3 and 4, to help ensure preservation of neighboring homeowner property value and enjoyment.

RECONSIDERATION

None

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.

A. Approval of Minutes of April 3, 2013 meeting

Approved by consensus.

PRESENTATIONS

None

REPORTS

A. Staff Report PL 13-39, City Planner's Report

City Planner Abboud reviewed his staff report.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 1, 2013

City Planner Abboud commented about an Economic Development course he will attend thru UAA.

There was brief discussion reiterating previous discussion points about noise and safety with regard to having a conditional use allowance for heliports on the spit.

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 13-40, CUP 13-05, 1496 Lakeshore Dr. Request to build a 4-Plex in the General Commercial 1 District

City Planner Abboud reviewed the staff report.

Todd Steiner commented that the only change since submitting the site plan, which shows the parking 8 feet off property line is that it will be moved to approximately 20 feet off the property line to keep the trees, rather than planting new ones.

In relation to concerns expressed in the laydown from Mr. Jay and Mr. Brant regarding run off into Beluga Lake, Mr. Steiner commented that the applicant already has to mitigate for ACOE, and have a storm water plan prepared by an engineer for the city. While he respects the concerns expressed, in this particular instance, it wouldn't be entirely fair to put remediation requirements on this development, when Beluga Lake is an airport in the summer and a race track in the winter. He isn't aware of any regulations in place on oil leaking from ice racers or cars that park out there. Regarding the development there will be storm water, but there won't be an adverse amount of direct run off to the property downhill, and the property is a good ways away from the lake.

Question was raised to the City Planner and he concurred with Mr. Steiner's points. He added that leaving buffering areas undisturbed is the best filter.

In response to question about the ACOE process Mr. Steiner said they started the process with the Corp and gave an overview of what is involved.

There was no public present to comment.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-04, CUP 13-05, 1496 LAKESHORE DRIVE REQUEST TO BUILD A 4-PLEX IN THE GENERAL COMMERCIAL ONE DISTRICT WITH STAFF RECOMMENDATIONS AND FINDINGS.

Prior to discussion, Commissioner Slone commented regarding ex-parte communication. A neighboring property owner talked to him about their dissatisfaction with the development and with the city process. Mr. Slone said he acknowledged their concerns, but they did not influence his ability to make a decision based on what is outlined in city code.

There was discussion about the importance of commissioners not engaging in discussion with the public regarding quasi-judicial matters, and disclosure should a commissioner be approached. It was reiterated in cases like this that commissioners should cease discussion and refer public to Staff.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 1, 2013

There was no further discussion regarding the motion.

VOTE: YES: BOS, STEAD, HIGHLAND, VENUTI, SLONE

Motion carried.

PLAT CONSIDERATION

- A. Staff Report PL 13-38 Scenic View Subdivision Scenic Grove Addition No. 1 2013 Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant or public present to comment.

Question was raised regarding natural gas line assessments for these lots. City Planner Abboud said that it is past the deadline to eliminate the three assessments, and he can't confirm that the property owner was advised of that.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 13-38, SCENIC VIEW SUBDIVISION SCENIC GROVE ADDITION NO. 1 2013 REPLAT WITH STAFF RECOMMENDATIONS.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PENDING BUSINESS

None

NEW BUSINESS

None

INFORMATIONAL MATERIALS

- A. City Manager's Report from April 22, 2013 City Council Meeting

There was brief discussion about the cost for assessments in the Lillian Walli Subdivision.

COMMENTS OF THE AUDIENCE

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

None

COMMENTS OF STAFF

City Planner Abboud said he is working on framing their density in relationship to creating affordable housing opportunities and reviewing some opportunities with businesses.

Deputy City Clerk Jacobsen reminded the commission to slow down and ensure they follow the steps for public hearings even when there is no audience present.

COMMENTS OF THE COMMISSION

Commissioner Bos commented regarding derelict vessels and vehicles as it seems like he is seeing more around town and just out of town. He saw on the news that Anchorage is having their big trash day, and it seems like a big effort on the part of the city to make it happen. There might be some people who could use help in getting rid of their stuff who won't ask for it.

Commissioner Slone apologized for his communication and will work to be more aware in the future. He said he will miss the next meeting. Noise is becoming a subject he is becoming interested in, because where he lives there are a number of vehicles with either no muffler, or inadequate tailpipes and systems, and with all the aircraft operating in the area it is apparent to him that this really is a noisy town. It doesn't lend itself to peace and tranquility for people trying to enjoy their property. With respect to aircraft there are things that can be done that would mitigate the impact of noise, with minimal impact to the operator if they were willing to participate. He is leaning toward seeing what kind of interest there would be in the community for exploring a noise abatement proposal.

Commissioner Highland likes the idea of mitigating noise and educating people about it. She acknowledged the concerns expressed by Ms. Cavasos and asked if there is anything the Commission should do. City Planner Abboud commented that the view shed preservation would be done during platting when subdividing and establishing building envelopes and covenants. Ms. Highland wished everyone happy May Day.

Chair Venuti encouraged everyone to participate in the upcoming cleanup day. It makes a big difference in the town.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:48 p.m. The next regular meeting is scheduled for May 15, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____