

Session 14-11, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on June 4, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ERICKSON, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: BOS, SLONE

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Venuti called for a motion to approve the agenda.

HIGHLAND/STEAD 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).

None

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 May 21, 2014 meeting

Chair Venuti called for a motion to adopt the consent agenda.

HIGHLAND/STEAD SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Presentations

Reports

- A. Staff Report PL 14-49, City Planner's Report

City Planner Abboud reviewed his staff report that was included in the packet.

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 14-50, Ordinance 14-xx amending the Homer City Code to include "Open Air Businesses" as a permitted use in the Central Business District and General Commercial 2 District and remove Farmer's Market as Permitted use from the Central Business District.

City Planner Abboud reviewed the staff report.

Chair Venuti opened the public hearing.

There were no comments and the hearing was closed.

There was brief discussion to clarify the recommended action in the staff report.

HIGHLAND/STEAD MOVED TO STRIKE OPEN AIR BUSINESS AS A PERMITTED USE IN THE CBD AND ADD FARMERS MARKET IN ITS PLACE, AS CURRENTLY FOUND IN CODE.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

STEAD/HIGHLAND MOVED TO FORWARD ORDINANCE 14-20, AS AMENDED, TO CITY COUNCIL AND RECOMMEND THEIR ADOPTION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Plat Consideration

- A. Staff Report PL 14-51, Bidarka Heights Unit 3 Knutson Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant or public comment.

There was brief discussion regarding the street name Highland Drive being west Highland. There wasn't adequate information to determine which was correct.

ERICKSON/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 14-51 AND APPROVE BIDARKA HEIGHTS UNIT 3 KNOTSON REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Pending Business

- A. Staff Report PL 14-53, Changeable Copy and Internally Lit Sign in the Gateway Business District

City Planner Abboud reviewed the staff report.

The commissioners briefly discussed their preferences regarding changeable copy and internally illuminated signs in the Gateway Business District (GBD). They addressed differences in externally and internally lit signs. There was general consensus that having a public information sign would be beneficial for the Lutheran Church for the purpose of public service information and emergency notifications.

STROOZAS/ERICKSON MOVED THAT CHANGEABLE COPY AND INTERNALLY LIT SIGNS IN THE GATEWAY BUSINESS DISTRICT AS SPELLED OUT IN STAFF REPORT PL 14-41 USING THE TWO AMENDMENTS TO TABLE THREE IN HOMER SIGN CODE 21.60.060 WOULD ALLOW CHANGEABLE COPY SIGNS IN THE GBD AND INTERNALLY ILLUMINATED SIGNS IN THE GBD.

There was no further discussion.

VOTE: YES: STEAD, HIGHLAND, ERICKSON, VENUTI, STROOZAS

Motion carried.

- B. Staff Report Pl 14-54, Towers

City Planner Abboud reviewed the staff report.

The Commission discussed information from provided from other municipalities and discussion points included:

- There will probably always be issues with most locations
- Should the city plan for locations that they can be allowed
- Tower location is generally dictated by where the coverage is needed
- We won't be able to get around having them in residential districts
- There are federal regulations that come into play that over rule other regulations, particularly for cellular towers
- Limiting tower height relating to property set backs
- Co-locating towers blending in with the building structure
- Everyone has cell phones and land lines are going away, and having cell phones is a matter of public safety
- It would be beneficial to hear from the wireless communication industry
- Determining at what point would a tower have to be approved by CUP

Commissioner Stead made the following suggestions:

- It has to meet all the FCC requirements with spectral analysis and location, also the coverage are they propose to have with the tower, including back scatter and side scatter, main load, and what they are trying hit on the path.
- Tell what the frequencies are and whether or not any other radio device in the area will be affected.
- Include alternate locations that can be considered.
- Relating to wind energy towers, there are transmission lines that incorporate wind harvesting capability in them, as well as on home generators that are not obtrusive. Those things may want to be considered relating to wind towers.
- Regulate by zoning district, regulate by height, structural safety maybe, setback differences yes, and in the CUP process ask about alternative considerations and spectral analysis according to the FCC to tell us if they are reasonable in the locations.
- The FCC will regulate and mandate in their broadband initiatives.

Staff will work with the information tonight and try to come up with suggestions on regulations.

Commissioner Erickson was excused and left the meeting.

New Business

A. Staff Report PL 14-52, Creating the East End Residential Commercial Mixed Use District

The Commission began reviewing a list of uses to be considered in this district during the worksession. They resumed their review and went through the end of the list. They will look at dimensional requirements and guidelines on landscaping and concealment of certain things.

City Planner Abboud said staff will work with tonight's information and bring something back for review.

Informational Materials

- A. City Manager’s Report from the May 27, 2014 City Council Meeting

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 advised the commissioner’s they will be receiving a certified mail from Joe Carter’s attorney. The City Attorney will be reviewing the information.

Comments of the Commission

Commissioner Highland noted that the Commission has taken on duties of the Transportation Advisory Committee and would like to get back to work on safe streets.

Commissioner Stroozas wished everyone happy solstice.

Commissioner Stead had no comment.

Chair Venuti commented that he attended the street dinner that was put on by the Old Town group. It was interesting to see the community come together and to see their vision. He encouraged that the City continue to support what they are doing down there. Traffic calming is a big issue there.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:20 p.m. The next regular meeting is scheduled for June 18, 2014 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____