

Session 16-15, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:37 p.m. on September 21, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, VENUTI, STEAD, AND STROOZAS

ABSENT: COMMISSIONERS BOS, ABRAHAMSEN, BRADLEY

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF AGENDA

Chair Stead called for a motion to approve the agenda.

HIGHLAND/STROOZAS - SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

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.

A. Approval of the minutes of September 7, 2016 regular meeting

Chair Stead requested a motion to approve the consent agenda.

STROOZAS/HIGHLAND - SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

A. Peonies on Pioneer - Adele Person

Ms. Adele Person presented a PowerPoint on the Pioneer Avenue Revitalization Project - Peonies on Pioneer. This is a collaborative project that includes the City of Homer, State of Alaska Department of Transportation, Homer Safe Routes and Trails Group, Pioneer Avenue Businesses, Cook Inletkeeper, Woodard Creek Coalition, and Bunnell Art Gallery - Artist in Residence, Kady Perry; Homer Council on the Arts; the Pratt Museum; Rita Jo Shoultz, Alaska Peony Growers Association and the Chamber of Commerce.

Ms. Person spoke on the following:

- Vacant or run-down properties, challenging streetscapes, and a lack of connection

- Use Homer's arts, recreation and agriculture sectors to strengthen the physical, social, and economic fabric of our downtown core.
- We want locals and visitors to explore our historic downtown, experience its unique sense of place, and reinvigorate its economy
- Goals of the Project in 2017 are Branding of Homer as "City of Peonies", Pioneer Avenue sign, Peony festival - July 4th connection, Marketing in Chamber of Commerce visitor guide, More Gardens and partnering with Public Works, Realtor's placemaking grant; for Planning Commission to consider ahead DOT Repaving project, on street parking, safe walking zones, safe traffic flow, coherent branding and visual elements, vacant run-down buildings.

Brief comments from the commission regarding line of sight issues were made.

REPORTS

A. Staff Report PL 16-54, City Planner's Report

City Planner Abboud provided information on proposed changes to the Borough Planning Commission to comply with State of Alaska requirements and reported that Mayor Navarre attended the City Council meeting, answering questions from Council. City Planner Abboud expressed concern on how the Borough will make changes to meet the state's membership requirements.

Commissioner Venuti stated he attended the Assembly meeting on Tuesday evening and they voted on the issue but at the end of the meeting a request for reconsideration was issued. So they are back to where they started.

Commissioners were requested to volunteer to attend a Council meeting in the future to provide a report these dates were listed. The following dates were filled:

October 10th - Commissioner Bos (Appointed by Chair Stead)

October 24th - Commissioner Highland

November 28th - Commissioner Abrahamsen (Appointed by Chair Stead)

December 12th Commissioner Bradley (Appointed by Chair Stead)

PUBLIC HEARINGS

A. Staff Report PL 16-55, Ord. 16-xx City Planner review of Marijuana Establishment Applications from the State of Alaska

City Planner Abboud reported City Attorney Wells expressed concern on the time period being too short and while understanding the reason behind the proposed amendment by the Cannabis Advisory Commission to include a 15 day review period from the City Planner or designee, would like to see it changed to 30 days. City Planner Abboud stated that he had no problem with the 15 day period and would rather leave it up to council to make any amendments. He further explained that his understanding was that the state has a 60 day period but the attorney did not feel comfortable putting time limits in city code.

Chair Stead opened the public hearing. Seeing no public present to testify closed the public hearing.

HIGHLAND/STROOZAS - MOVED TO RECOMMEND CITY COUNCIL APPROVE THE DRAFT ORDINANCE REGARDING CITY PLANNER REVIEW OF MARIJUANA APPLICATIONS FROM THE STATE OF ALASKA.

There was a brief discussion on the 15 day turn around period.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report PL 16-53, Miriams Ares 2016 Preliminary Plat

Chair Stead read the title into the record. City Planner Abboud referred to the map posted to the bulletin board behind him. City Planner Abboud touched on the following:

- the property is located near Lampert Lake
- the plat met all requirements with the exception of
 - Condition 1 - Display 15 foot utility easement adjacent to all rights of way
 - Condition 2 - Reflect that the City of Homer administers the development of flood prone areas and referenced current flood regulation document
 - Condition 3 - Add Plat note stating that prior to any development the City of Homer Planning Office should be contacted for current regulations and permits

Applicant provided historical information on the prior owners use and purchase of the property and that it was previously zoned with a cul de sac. Now it has a pole barn, garage, and one home.

Commissioner Venuti inquired about the number of gas assessments paid. Applicant responded that they paid only one.

Chair Stead called for public testimony, hearing none he closed the public testimony period.

STROOZAS/HIGHLAND - MOVED TO ADOPT PL 16-53 MIRIAM ARES WITH CONDITIONS 1THROUGH 3

There was a brief discussion on vacating Knapp Circle due to both properties front Kachemak Drive and suggested the properties owners can institute a shared driveway agreement. The owner provided information that the other property owner cut a driveway from the cul de sac.

VOTE. YES .NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Staff Report PL 16-56, Election of Officers

Chair Stead opened the floor for nominations of Chair. Commissioner Highland asked if he was willing to continue serving as chair and he responded that he was not opposed. Commissioner Venuti seconded the nomination.

There were no further nominations.

The vote for Commissioner Stead for the office of Chair was unanimous.

Chair Stead opened the floor for nominations of vice chair. Commissioner Highland nominated Commissioner Bos. Commissioner Stroozas seconded the nomination.

There were no further nominations.

The vote for Commissioner Bos for the office of Vice Chair was unanimous.

INFORMATIONAL MATERIALS

A. City Manager's Report

COMMENTS OF THE AUDIENCE

COMMENTS OF STAFF

Deputy City Clerk complimented the Commissioners on how well their meetings are conducted.

City Planner Abboud had no comments.

COMMENTS OF THE COMMISSION

Commissioner Stroozas commented on the award of \$20,000 in lieu of the truck to a winner from Apple Valley, Minnesota and apologized for being delayed. He added an anecdotal comment regarding moving up to the Council seat and that he has one more meeting.

Commissioner Venuti commented that it took longer to get to Cooper Landing than to conduct the meeting.

Commissioner Highland commented she would miss Commissioner Stroozas on the commission and complimented that he did a fine job.

Chair Stead thanked everyone for attending the meeting and announced the date of the next meeting.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:35 p.m. The next regular meeting is scheduled for WEDNESDAY, OCTOBER 5, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

Renee Krause, CMC, Deputy City Clerk

Approved: _____