

Session 13-03, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on March 6, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABOUD
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

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 February 20, 2013 meeting
- B. Draft Decision and Findings for CUP 13-04, 4661 Kachemak Drive Request for a Conditional Use Permit for more than one building containing a permitted principal use on a lot.

The agenda was approved by consensus of the Commission.

Presentations

Reports

- A. Staff Report PL 13-21, 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.

None

Plat Consideration

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None

Pending Business

A. Staff Report PL 13-22, Amending the HAPC Bylaws and Policies and Procedures

HIGHLAND/BOS MOVED TO APPROVE THE AMENDMENTS TO THE HAPC BYLAWS AND POLICIES AND PROCEDURES AND BRING THEM BACK FOR FINAL APPROVAL AT THE NEXT REGULAR MEETING.

There was brief discussion that the amendments are complete.

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

Motion carried.

B. Staff Report PL 13-23, Land Allocation Plan March 6, 2013

City Planner Abboud reviewed the staff report. In response to questions he reviewed the commission's previous recommendations regarding the Wooden Boat Society and explained they had made recommendations specific to the proposed lot layout, but not specific to the Wooden Boat Society.

SLONE/HIGHLAND MOVED FOR THE APPROVAL OF STAFF REPORT PL 13-23.

There was brief discussion relating to the Wooden Boat Society leasing property on the spit. It was noted that the Council will be discussing it at a future worksession and the material in the staff report specific to the lease is merely informational.

It was clarified that approving the staff report shows the commission's support for their comments as outlined in the report.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

New Business

A. Staff Report PL 13-24, Diamond Creek Plan

City Planner Abboud reviewed the staff report.

Discussion ensued about some of the history of the city acquiring the property, and its designation and strict conservation easement specifications restricting uses on the property.

SLONE/SONNEBORN MOVED FOR THE APPROVAL OF STAFF REPORT PL 13-24 THE DIAMOND CREEK PLAN.

Commissioner Highland noted a point of correction that it is called the Diamond Creek Recreation Area Management Plan.

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Commissioner Slone questioned if the Parks and Recreation Commission review was significantly more extensive than what they have done this evening. City Planner Abboud didn't have any confirmation of the Parks and Recreation Commission review. It was suggested that it would be better to wait and approve this after Parks and Recreation have weighed in.

SONNEBORN/BOS MOVED TO POSTPONE UNTIL THE NEXT REGULAR MEETING.

There was brief discussion about scheduling.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 13-25, 2008 Homer Comprehensive Plan – Chapter 4 Land Use

City Planner Abboud reviewed the staff report, future land use map, and zoning map. There was discussion about challenges of water and sewer for areas of town, and that in city code water and sewer determine density. City Planner Abboud expressed he would like to have all the standards on the table first to help people get a better understanding of different districts and how they will apply. After that they should start reviewing the map. Some of the work can be done in worksession, especially in the beginning, then start bringing the public in to comment on what the commission comes up with for updated zoning. By next meeting he hopes to have a review of the land use chapter so the commission can see what has and hasn't been done. It will be a chance to review the principals they are trying to accomplish.

They discussed that it is important to review the Comprehensive plan. They also considered some history regarding town center and what might happen with it in the near future.

Staff will bring this back for more consideration.

Informational Materials

- A. City Manager's Report from February 25, 2013 City Council Meeting
- B. KPB Planning Commission Notice of Decisions
- C. Public Hearings: When and How to Hold Them by Bob Meinig

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 commented that he will be looking forward to the Commission's input on the land use chapter.

Comments of the Commission

None of the Commissioner's had comments.

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Chair Venuti thanked everyone for their work tonight.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:00 p.m. The next regular meeting is scheduled for March 20, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____