

Session 13-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Erickson at 6:30 p.m. on March 20, 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
PLANNING TECHNICIAN ENGBRETSEN
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

The agenda was approved as presented 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.

A. Approval of Minutes of March 6, 2013 meeting

The consent agenda was approved by consensus of the Commission.

Presentations

Reports

A. Staff Report PL 13-32, 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.

A. Staff Report PL 13-30, Draft Ordinance Amending the Marine Commercial and Marine Industrial Zoning District

Planning Technician Engebretsen reviewed the staff report.

In response to questions about the conditional uses that are struck out, Mrs. Engebretsen explained that in the city code they have a section about unlisted uses. If a person wants to do something that isn't a

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listed use they can get a conditional use permit for an unlisted use, and the process is spelled out under the unlisted use section of code. Getting rid of the other similar uses matches our other commercial districts, and eliminates the separate class of landowner that was created by having a set of rules for city owned property. All landowners should be equal and if the City wants a separate rule, it should be in administrative guidelines, not the zoning code.

Chair Venuti opened the public hearing.

Dan Young, property owner on the spit, commented in support of the changes tonight. He looked over the changes and they affect him positively. They tried to make these changes six years ago but they failed. He is glad to see this happening.

Thad Busheu, property owner on the spit, commented in support of the changes, they will benefit him as well.

There were no further public comments and the public hearing was closed.

BOS/SONNEBORN MOVED TO APPROVE THE DRAFT ORDINANCE AMENDING THE MARINE COMMERCIAL AND MARINE INDUSTRIAL ZONING DISTRICT AND RECOMMEND ADOPTION BY THE CITY COUNCIL.

There was brief discussion for clarification that the information referenced in the laydown memo is already included in the draft ordinance provided by the City Attorney.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 13-31, Draft Ordinance Amending the Zoning Map on the Homer Spit

Planning Technician Engebretsen reviewed the staff report.

In response to questions, City Planner Abboud explained that the need for more marine commercial property is warranted due to several applications for conditional use for marine commercial activity in the marine industrial area.

Chair Venuti opened the public hearing. There were no public comments and the hearing was closed.

BOS/HIGHLAND MOVED TO APPROVE THE DRAFT ORDINANCE AMENDING THE HOMER ZONING MAP TO REZONE THE HOMER SPIT AND RECOMMEND ADOPTION BY THE CITY COUNCIL.

It was noted that the map has been put together very well and is a welcomed change.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Plat Consideration

A. Staff Report PL 13-26, Paradise South Subdivision 2012 Preliminary Plat (revised)

City Planner Abboud reviewed the staff report.

Kim Perkins, applicant, asked the Commission for approval of their plat tonight. In response to questions she explained that they are trying to refinance and this plat change will help them.

HIGHLAND/BOS MOVED TO ADOPT STAFF REPORT PL 13-26, PARADISE SOUTH SUBDIVISION 2012 PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.

There was brief discussion regarding lot size requirements being met.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL 13-27, Bay View Subdivision 2013 Replat Preliminary Plat

Planning Technician Engebretsen reviewed the staff report.

There was no applicant present and no public comment.

HIGHLAND/SLONE MOVED TO ADOPT STAFF REPORT PL 13-27, BAY VIEW SUBDIVISION 2013 REPLAT PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS 1-4.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

C. Staff Report PL 13-29, Forest Glen Subdivision 2013 Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant present and no public comment.

There was brief discussion that the time frame to eliminate lot lines and eliminate assessments for the natural gas special assessment district has passed and if this is approved, the property owner will still be assessed for three lots. Point was raised that this doesn't encourage density in the gateway business district.

BOS/STEAD MOVED TO ADOPT STAFF REPORT PL 13-29, FOREST GLENN SUBDIVISION 2013 PRELIMINARY PLAT WITH ALL STAFF RECOMMENDATIONS AND COMMENTS.

Comment was made that the church has been on this property for a long time. It doesn't seem they would allow any development on it so it doesn't seem that it will make a difference from the city's perspective whether is one lot or three.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Pending Business

None

New Business

A. Staff Report PL 13-33, Election of Vice Chair

Commissioner Stead nominated Commissioner Bos as Vice Chair. Commissioner Bos accepted the nomination. No other nominations were made and Commission Bos was elected Vice Chair by consensus of the Commission.

Informational Materials

A. KPB Planning Commission Notices

Comments of the Audience

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

There were no public comments.

Comments of Staff

There was brief discussion with staff about another opportunity to have another City Attorney presentation. The group agreed not at the next worksession and that another time would be sufficient.

Comments of the Commission

Commissioner Sonneborn said she is glad the spit zoning passed, she is excited about that.

Commissioner Bos agreed and said everyone did an outstanding job putting that together so people could understand it. It was a great meeting.

Commissioner Stead said he appreciated the training and this meeting. The rezoning is really good. Everyone did a great job.

Chair Venuti said he liked that the public testimony was positive. It was an interesting meeting and he thanked everyone for their hard work.

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ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:20 p.m. The next regular meeting is scheduled for April 3, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____