

Session 13-06, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on May 15, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: SLONE

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).

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 1, 2013 meeting
- B. Draft Decision and Findings for CUP 13-05, 1496 Lakeshore Drive Request to build a 4-plex in the General Commercial 1 District

The consent agenda was approved by consensus of the commission.

Presentations

None

Reports

- A. Staff Report PL 13-44, City Planner's Report

City Planner Abboud reviewed his staff report. There was brief discussion about the Lillian Walli Subdivision special assessment district and Council's action on Ordinance 13-11(A).

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

- A. Staff Report PL 13-41 Stream Hill Park Unit 2 Resubdivision of Lots 35 & 45 Preliminary Plats

Pulled at applicant's request.

Pending Business

- A. Staff Report PL 13-43 Transitional Residential Zoning R-2

The commission discussed transitional residential zoning during their worksession and provided comments to staff for discussion at a future meeting.

New Business

- A. Staff Report PL 13-42 Fishing Hole Campground Site Plan

City Planner Abboud reviewed the aerial photo of the draft site plan dated 5/8/13. Concern was raised about liability to the city with regard to the kayak launch trail head and inexperienced kayakers going out into the bay. There was discussion acknowledging the concern, but also explaining that it happens now with people launching kayaks near the harbor and also with people with minimal experience launching boats at the load and launch ramp and driving out into the bay. City Planner Abboud said he would share the concern with Dave Brann. It was suggested there could be disclaimers and signage posted at the launch site to raise awareness of the bays challenges. In general the Commission didn't object to the site plan as presented.

Informational Materials

- A. City Manager's Report from May 13, 2013 City Council Meeting
B. Kenai Peninsula Borough Planning Commission and Plat Committee Agendas for May 13, 2013. Meetings to be held at Land's End Resort Quarterdeck.

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 there are 3 CUP's for the next meeting, so it will be longer than this one.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 15, 2013

Deputy City Clerk Jacobsen said the Economic Development Advisory Commission had a presentation and good discussion about affordable housing at their last meeting and that the minutes were available on line.

Comments of the Commission

Commissioner Highland said it was interesting listening to the Council discuss the ordinance the commission worked quite a long time on. She thought that it wouldn't hurt for the commission to have a presence at the council meetings; it might do us some good. She also noted there was some misinformation being said by a Council member, but even attending as a Planning Commissioner they couldn't have been able to go up in the middle of the meeting, unless they were invited up. The Council member made it sound like the commission doesn't have a process and one would think they didn't hold a public hearing, worksessions, and send letters to business owners and property owners on the spot. It was represented as though the commission made an arbitrary decision to remove something.

Chair Venuti commented that in the future they should pinpoint items the commission should report on.

Commissioner Sonneborn said it's great to be back.

Commissioner Bos thanked staff for all the preparation in the packet. In response to how to address the council, perhaps Rick could tell the City Manager that the commission doesn't want to be thrown under the bus again.

Commissioner Stead had no comment.

Chair Venuti said he expressed his opinion on his own behalf, to some council members about the ordinance before the public hearing, but it didn't make any difference.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:25 p.m. The next regular meeting is scheduled for June 5, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____