

## **1. CALL TO ORDER**

Session 23-01, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on January 4, 2023 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. The worksession at 5:30 p.m. was canceled.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, SMITH, HIGHLAND, CONLEY

ABSENT: COMMISSIONERS CHIAPPONE (EXCUSED) STARK (UNEXCUSED)<sup>1</sup>

STAFF: CITY PLANNER ABBODD, CITY CLERK JACOBSEN

## **2. AGENDA APPROVAL**

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **3. PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA**

## **4. RECONSIDERATION**

## **5. CONSENT AGENDA**

5A. Unapproved Regular Meeting Minutes for December 7, 2022

HIGHLAND/VENUTI MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **6. PRESENTATIONS/VISITORS**

## **7. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS**

7A. City Planner's Report  
Agenda Item Report PC 22-65

Chair Smith introduced the topic and deferred to City Planner Abboud.

---

<sup>1</sup> Notice of absence was not received

City Planner Abboud reviewed his staff report that was presented in the packet and responded to questions from the Commission regarding Army Corps of Engineers and wetlands permits in the City, new Planning permitting software, and status of the RFP for Title 21 and Comprehensive Plan re-writes.

#### **8. PUBLIC HEARING(S)**

#### **9. PLAT CONSIDERATION(S)**

#### **10. PENDING BUSINESS**

10. A. Correction of Town Center District Uses and Consideration of Multiple Dwellings in Residential and Central Business Districts.

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

Commissioner Barnwell addressed the importance of the Comprehensive Plan update related to zoning matters and the zoning map, and that the Planning Commission needs to be involved in the process.

Commissioner Highland shared her concern with multiple dwellings or multifamily dwellings in rural residential due to increased traffic, increased people in the area, but also recognizes there's an increase in population in the area that's affecting things.

HIGHLAND/VENUTI MOVED TO FORWARD THE DRAFT ORDINANCE AMENDING HOMER CITY CODE SECTIONS 21.12 RR D 21.14 TC DISTRICT AS PRESENTED TO PUBLIC HEARING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

#### **11. NEW BUSINESS**

#### **12. INFORMATIONAL MATERIALS**

12. A. Planning Commission 2023 Calendar

#### **13. COMMENTS OF THE AUDIENCE**

#### **14. COMMENTS OF THE STAFF**

City Planner Abboud and City Clerk Jacobsen had no comments.

#### **COMMENTS OF THE COMMISSION**

Commissioner Highland commented here we are in 2023, so onward and outward.

Commissioner Venuti is happy spring is around the corner.

Commissioner Barnwell commented it was a good discussion about wetlands and governance of wetlands. He reiterated the importance of the Comp Plan re-write. He appreciates the APA application opportunity and wished everyone Happy New Year.

Commissioner Conley said it's good to see everyone and wished them Happy New Year.

Chair Smith commented he's looking forward to the important work coming up regarding wetlands and the Comp Plan. He thanked the City Planner and staff.

### **ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 7:25 p.m. The next Regular Meeting is Wednesday, January 4, 2023 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

---

Melissa Jacobsen, MMC, City Clerk

Approved: \_\_\_\_\_