



AGENDA

Planning Commission - Regular Meeting

Wednesday, March 15, 2023 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

1. **CALL TO ORDER, 6:30 PM**
2. **AGENDA APPROVAL**
3. **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit)
 - 3.A. Written Public Comment Received on Decisions & Findings for Conditional Use Permit 23-01 Building Area in Excess of 30% of the Lot in the Central Business District at 106 West Bunnell
4. **RECONSIDERATION**
5. **CONSENT AGENDA** (Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Commissioner.)
 - 5.A. Unapproved Meeting Minutes
Meeting Minutes for March 1, 2023
 - 5.B. Decisions & Findings
Conditional Use Permit 2023-01 for Building Area in Excess of 30% of the Lot in the Central Business District at 106 W. Bunnell
6. **PRESENTATIONS/VISITORS**
7. **REPORTS**
 - 7.A. City Planner's Report
Agenda Item Report PC 23-017
8. **PUBLIC HEARING(S)**
 - 8.A. Conditional Use Permit (CUP) 23-02 for building area over 8000 square feet at 3375 Sterling Highway
Agenda Item Report PC 23-018

- 8.B. Conditional Use Permit (CUP) 23-03 to Construct a 4 Unit Multi-family Structure in the General Commercial 1 District (GC1) at 1368 Lakeshore Drive.
Agenda Item Report PC 23-019

9. PLAT CONSIDERATION(S)

10. PENDING BUSINESS

- 10.A. Forest Trails Subdivision Preliminary Plat Reconsideration Continuation
Agenda Item Report PC 23-020

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

- 12.A. City Manager's Report
CM Report for March 13, 2023

13. COMMENTS OF THE AUDIENCE

14. COMMENTS OF THE STAFF

15. COMMENTS OF THE COMMISSION

- 16. ADJOURNMENT** Next regular meeting is Wednesday, April 5, 2023 at 6:30 p.m., a Worksession is scheduled at 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