



# AGENDA

## Planning Commission - Regular Meeting

Wednesday, April 5, 2023 at 6:30 PM

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

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### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://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

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#### 1. CALL TO ORDER, 6:30 P.M.

#### 2. AGENDA APPROVAL

**3. PUBLIC COMMENTS** 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).

#### 4. RECONSIDERATION

**5. 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.

- 5. A. Unapproved Meeting Minutes  
Regular Meeting Minutes for March 15, 2023
- 5. B. Time Extension Request  
Right of Way Acquisition Sterling Highway Reconstruction Anchor Point to Baycrest Hill  
Preliminary Plat Memo 20-06
- 5. C. Decisions and Findings  
Conditional Use Permit (CUP) 23-02 at 3375 Sterling Hwy  
Conditional Use Permit (CUP) 23-03 at 1368 Lakeshore Dr.

#### 6. PRESENTATIONS / VISITORS

#### 7. REPORTS

- 7. A. City Planner's Report - Agenda Item Report PC 23-022

#### 8. PUBLIC HEARING(S)

- 8. A. Request for Conditional Use Permit (CUP) 23-04 at 106 W Bunnell Avenue for Approval of reduced setback from a dedicated right-of-way within the Central Business District.  
Agenda Item Report PC 23-023

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

- 9. A. A.A. Mattox 2023 Replat Preliminary Plat  
Agenda Item Report PC 23-024
- 9. B. Bunnell's Subdivision 2023 Replat Preliminary Plat  
Agenda Item Report PC 23-025

## **10. PENDING BUSINESS**

## **11. NEW BUSINESS**

## **12. INFORMATIONAL MATERIALS**

- 12. A. City Manager's Report for March 28, 2023

**COMMENTS OF THE AUDIENCE** Members of the audience may address the Commission on any subject. (3 min limit)

### **COMMENTS OF THE STAFF**

### **COMMENTS OF THE COMMISSION**

### **ADJOURNMENT**

Next Regular Meeting is Wednesday, April 19th, 2023 at 6:30 p.m. A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.