



# AGENDA

## Planning Commission Regular Meeting

Wednesday, May 3, 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](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

---

1. **CALL TO ORDER, 6:30 P.M.**
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)
4. **RECONSIDERATION**
5. **CONSENT AGENDA** Items listed below are considered routine and non-controversial by the Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. No Motion is necessary.
  5. A. PC Meeting Minute Approval  
Unapproved April 19, 2023 Regular Meeting Minutes
6. **VISITORS/PRESENTATIONS**
7. **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**
  7. A. City Planner's Report PC 23-030
8. **PUBLIC HEARING(S)**
  8. A. Staff Report 23-031, Conditional Use Permit (CUP) 23-05 per HCC 21.16.030 (g), more than one building containing a permitted principle use on a lot at 4063 Pennock Street.
9. **PLAT CONSIDERATION(S)**
  9. A. Staff Report PC 23-032, Seal Rock Roost Preliminary Plat

**10. PENDING BUSINESS**

10. A. Planning Commission Meeting Schedule - Memorandum 23-029

**11. NEW BUSINESS**

**12. INFORMATIONAL MATERIALS**

12. A. City Manager's Report - CM April 24, 2023 Report

**13. COMMENTS OF THE AUDIENCE** (3 minute time limit)

**14. COMMENTS OF THE CITY STAFF**

**15. COMMENTS OF THE COMMISSION**

**16. ADJOURNMENT** The next Regular Meeting is Wednesday, May 17, 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.