

CALL TO ORDER

Session 25-02, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on February 5th, 2025 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONER BARNWELL, VENUTI, S. SMITH, SCHNEIDER, & STARK

ABSENT: COMMISSIONER CONLEY & H. SMITH (BOTH EXCUSED)

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record and requested a motion and second to adopt the agenda as amended.

SCHNEIDER/BARNWELL MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of January 2, 2025

Chair S. Smith requested a motion and second to adopt the consent agenda.

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 25-001, City Planner's Report

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- Update regarding a Landslide Hazard Susceptibility Mapping worksession
- Next Regular Meeting on Wednesday, February 19, 2025
- Next Commissioner report to Council on February 10, 2025 (Commissioner Stark)

PUBLIC HEARINGS

- A. Ordinance 25-xx, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.16 Residential Office District, 21.24 General Commercial 1 District, and 21.26 General Commercial 2 District, Adding Studios as a Permitted Use in Each District, Staff Report 25-02

Public Comment Received

Additional Public Comment Received

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the public hearing period.

Breezy Berryman, city resident, spoke in favor of the zoning text amending, claiming that it's nearly impossible for her to find any buildings for sale/lease in any of the zoning districts where studios are permitted.

Chair S. Smith closed the public hearing period and opened the floor for comments/questions from the Commission.

SCHNEIDER/STARK MOVED TO RECOMMEND APPROVAL OF THE PROPOSED TEXT AMENDMENT TO THE HOMER CITY COUNCIL ALLOWING STUDIO AS A PERMITTED USE IN THE GENERAL COMMERCIAL 1, GENERAL COMMERCIAL 2, AND RESIDENTIAL OFFICE DISTRICTS.

There was no additional discussion.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: S. SMITH, SCHNEIDER, STARK, BARNWELL.

VOTE: NO: VENUTI.

Motion carried.

- B. Ordinance 25-xx, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to East End Mixed Use (EEMU) Zoning District, Staff Report 25-006

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the floor for the Applicant.

Safron Kusnetsov noted that he and his family work in the commercial fishing industry, which has taken a steep dive in the last two years. He elaborated that they've owned the property under review for about 7 years. Mr. Kusnetsov stated that they're hoping to store their equipment on the property and potentially build a processing floor sometime in the future.

Chair S. Smith then opened the public hearing period.

Kiirsten Styvar, city resident, noted that she and her husband own one of the lots directly across from the proposed area. She stated that she wants to and loves to support local seafood operations, but shared concerns she had regarding noise levels and equipment storage.

Chair S. Smith closed the public hearing period and opened the floor for comments/questions from the Commission.

Multiple commissioners raised concerns as to whether or not this rezone, if approved, would be classified as "spot zoning."

Commissioner Venuti asked the Applicant why he needed six cabins on-site for processing fish. Mr. Kusnetsov stated that the cabins aren't needed, and that the original plan with the land was to build rentals.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT PL 25-006 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO EAST END MIXED USE ZONING DISTRICT.

Commissioner Stark noted that much of the property in that area along the western side of Kachemak Drive is predominately industrial and commercial businesses. He added that the Applicant seems diligent about keeping the property tidy, and that he doesn't foresee this having a significant impact on the surrounding properties.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: S. SMITH, SCHNEIDER, STARK, BARNWELL.

VOTE: NO: VENUTI.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Pettit thanked everyone for a good meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked everyone for their service tonight. He added that he isn't a big fan of changing zones, especially when people invest in certain zones.

Commissioner Stark thanked everyone for a good meeting.

Commissioner Schneider thanked everyone for their service.

Commissioner Barnwell thanked everyone for a good meeting.

Chair S. Smith thanked the City Staff for their work.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:42 p.m. The next Regular Meeting is scheduled for **Wednesday, February 19th, 2025 at 6:30 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.

Zach Pettit, Deputy City Clerk I

Approved:_____