

CALL TO ORDER

Session 25-17, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on November 5th, 2025, in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS ACTING CHAIR BARNWELL, H. SMITH, HARNESS, SCHNEIDER, VENUTI & WALKER

ABSENT:

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK LYNN, CITY MANAGER MELISSA JACOBSON

AGENDA APPROVAL

Chair Barnwell read the supplemental items into the record. He then requested a motion and second approve the agenda as amended.

H. SMITH/HARNESS MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Penelope Hass, Urges the commission to take their time and not to rush on title 21, talks about GIS mapping for the land use map. Urge the Commission to look into comments made by the conservation society that speaks to how zoning codes works when you use maps to help guide.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of October 15, 2025

HARNESS/H. SMITH MOVED TO ADOPT THE CONSENT AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

- A. City Planner's Report, Staff Report 25-45

- Public Open House on **November 6, 2025**, at Kenai Peninsula College
- Shelly Wade gives quick presentation on what to expect at the open house.
- Next meeting is scheduled for December 3rd
- Planning commission reports to council November 10th
- Commissioner Walker will report to council

PUBLIC HEARINGS

A. Request for Conditional use permit 25-03

City planner Ryan Foster gives staff report 25-050

Planning Commission discussed a conditional use permit request for an 18,480 square foot building at 3145 Lampert Lane, which would replace an existing 1,800 square foot commercial building. Staff recommended approval of the permit, finding the proposed use compatible with the General Commercial 1 district and meeting all applicable code requirements. The commission reviewed criteria including building size, lot coverage, compatibility with surrounding users, and public services. Conditions were imposed, including requirements for downlit outdoor lighting, screening along the southern lot line, a stormwater plan, and a driveway access agreement across the northern property at 1103 Ocean Drive.

Tim Carr spoke about his concerns of drainage west of the property as well as ingress and exit present a hazard to large trucks and traffic.

Chair Barnwell Requests the Clerk to Perform a Roll Call Vote:

VOTE: YES:

VOTE: NO: BARNWELL, HARNESS, SCHNEIDER, H. SMITH, VENUTI, WALKER

There was no discussion

Motion failed

The commission's findings were as follows

- Concerning square footage and the lot coverage, that exceeds a reasonable amount.
- Driveway easement that accommodates large trailers and vehicles
- Driveway access off Ocean Drive

PLAT CONSIDERATION

A. Anderson, 1973 subdivision. Bruner, 2025 replat

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

Chair Barnwell opened the floor for the Applicant.

The applicant Katie Kirsis with Sea Bright Designs says she is available for any questions from the commission.

Chair Barnwell then opened the public comment period.

With no other members of the public wishing to comment, Chair Barnwell closed the public comment period. He then opened the floor to questions from the Commission.

S. SMITH/SNYDER MOVED TO ADOPT STAFF REPORT 25-51 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. RECOMMEND THE SURVEYOR PROVIDE A FOURTH PLAT NOTE STATING, "ACCEPTANCE OF THE PLAT BY THE BOROUGH DOES NOT INCLUDE ACCEPTANCE OF ANY ENCROACHMENTS"

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

- A. Draft Title 21 Zoning Code Review

Chair Barnwell introduced the item by reading the title and noted the supplemental items that were included pertaining to this business item. He then opened the floor for Shelly Wade of Agnew:Beck and Erin Perdu of Stantec. Together, they presented to the Commission covering the following items:

- High level review of the project timeline
- Zeroing in on topics of the commission
- Worksession with City Council

Planning commission feels that they have not had enough time to sit down and focus in a structured way.

NEW BUSINESS

- A. Approving 2026 meeting Schedule

SCHNEIDER/HARNESS MOVE TO ADOPT THE 2026 MEETING SCHEDULE AS PRESENTED

There was no discussion

VOTE: NON-OBJECTION. UNANIMOUS CONSENT

Motion carried

INFORMATIONAL MATERIALS

- A. Title 21 Open House Flyer for November 6
- B. 2025 Planning Commission Calendar
- C. 2025 Planning Commission meeting Dated and Submittal Deadlines

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Manager Melissa Jacobson noted that she watches the planning commission meetings on zoom from time to time and that she sees a regular pattern of the commission not feeling that things are happening correctly. She adds that she is excited about Title 21 and it has been a pleasure to work with our consultants.

City Planner Foster thanks Deputy Clerk Lynn and City Manager Jacobson. Notes that there will be a new Clerk and that that is exciting. Thanks, the commission, for its support and asks for people to attend the open house meeting tomorrow night. Wishes everyone a happy Holiday season.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Walker thanked the Commission, city staff.

Commissioner Harness thanked the staff and appreciated all hands training session on Roberts rules. Note that she will be out of town from January 5th till the end of January.

Commissioner H. Smith noted that he wished to have dove deeper into Title 21 tonight and hopes that the commission shows some willingness to do some work sessions. Looking forward to Title 21.

Commissioner Schneider Thanks the Staff and looks forward to positive steps with title 21 in the future.

Commissioner Barnwell Notes that the comments on lack of structure were not directed to Shelly and has been frustrated with the Planning Commission for the last Five years due to the lack of structure. States that he is positive and excited about the Title 21 plan

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 9:30 p.m. The next Regular Meeting is scheduled for **Wednesday, December 3rd, 2025, at 6:30 p.m.** A Worksession is scheduled for 4:00 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.

Scott Lynn, Deputy City Clerk I

Approved:_____