

**CALL TO ORDER**

Session 26-01, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on February 4th, 2026 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

**PRESENT:** COMMISSIONERS SCHNEIDER, H. SMITH, HARNESS, S. SMITH, VENUTI, WALKER

**ABSENT:** COMMISSIONERS WALKER, BARNWELL

**STAFF:** CITY PLANNER FOSTER, DEPUTY CITY CLERK LYNN

**AGENDA APPROVAL**

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

HARNESS/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

**RECONSIDERATION**

**CONSENT AGENDA**

- A. Unapproved Regular Meeting Minutes of December 3, 2025
- B. Decisions and Findings CUP 25-04, 3145 Lampert Lane

HARNESS/BARNWELL 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 26-001
  - o Putting together a work session on the 18th

Discussion of talking over bylaws for the commission so that the commission is all on the same page

## **PUBLIC HEARINGS**

A request for Conditional Use Permit (CUP) CUP 26-01 per HCC 21.16.030 (b), Public or private schools; and per HCC 21.16.30 (g), More than one building containing a permitted principal use on a lot. The applicant proposes a private school on the same property as the Glacier View Baptist Church at 960 East End Road, Staff Report 26-002

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

Chair S. Smith opened the floor for the Applicant.

Todd martin Chairmen of the deacon board for the Glacier View Baptist church speaks on behalf of the church.

Trent Mullins registered architect speaks in favor of the CUP. The project will be a 2 phase project with no modifications to the existing structure.

Commissioner H. Smith appreciates the thoroughness of which the applicant submitted their information. He is concerned however that there will be an impact on traffic on East End Road.

Commissioner Harness has questions on drainage the proposal is close to the 60% threshold of impervious coverage.

H. SMITH/ VENUTI MOVED TO ADOPT STAFF REPORT 26-002 AND RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT 26-01 AS READ BY PLANNING DIRECTOR RYAN FOSTER PER HCC 21.24.040 WITH FINDING 1 THRU 10 AND CONDITIONS 1 AND 2 OF STAFF REPORT 26-02.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HARNESS/H. SMITH MOVE THAT THE APPLICANT VERIFY IMPERVIOUS SURFACE CALCULATIONS. THESE CALCULATIONS SHOULD ADHERE TO THE CITYS DEFINITION OF IMPERVIOUS COVERAGE AS OUTLINED IN DEFINITIONS HCC 21.03.040. IF THE IMPERVIOUS CALCULATION EXCEEDAS 60% A STORM WATER PERMIT (SWP) IS REQUIRED IN ACCORDANCE WITH HCC 21.050.020.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

## **PLAT CONSIDERATION**

A. Bayview Gardens 2025 Preliminary Plat, Staff Report 26-003

Chair S. Smith opened the floor for the Applicant.

Chair S. Smith then opened the public comment period. With no one wishing to speak, Chair S. Smith closed the public comment period and opened the floor to questions from the Commission.

Commissioner H. Smith has questions about the two easements in the plat.

Planning Director Foster answers the concerns for commissioner H. Smiths concerns on the easements.

H. Smith/HARNESS MOVED TO ADOPT STAFF REPORT 26-003 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**PENDING BUSINESS**

**NEW BUSINESS**

**INFORMATIONAL MATERIALS**

A. 2026 Planning Commission Meeting Calendar.

B. Public Comments.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE STAFF**

Planning Director Foster thanked the commission for a great meeting and a fantastic worksession.

Deputy Clerk Lynn thanked the commission for a solid meeting.

**COMMENTS OF THE MAYOR/COUNCILMEMBER** (If Present)

**COMMENTS OF THE COMMISSION**

Commissioner Harness says Great meeting

Commissioner Venuti congratulates Clerk Lynn on having a new baby.

Commissioner Schneider Thanks Commissioner H. Smith on bringing up drainage issues as there not brought to attention often enough.

Chair S. Smith asks what is next for the planning commission after title 21 and thanks the Planning Commission for a good meeting.

**ADJOURN**

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 7:25 p.m. The next Regular Meeting is scheduled for **Wednesday, February 18, 2026 :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.