

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 3, 2011

Session 11-13, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:01 p.m. on August 3, 2011 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS DOLMA, DRUHOT, ERICKSON, HIGHLAND, MINSCH, SONNEBORN, VENUTI

ABSENT: BOS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

PUBLIC COMMENT

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

There were no public comments.

RECONSIDERATION

There were no items for reconsideration.

ADOPTION OF 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 and considered in normal sequence.

1. Approval of the July 20, 2011 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030 g
4. KPB Coastal Management Program Reports

The Consent Agenda was approved by consensus of the Commission.

PRESENTATIONS

There were no presentations scheduled.

REPORTS

- A. Staff Report PL11-85, City Planner's Report

City Planner Abboud reviewed his staff report.

PUBLIC HEARINGS

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The

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Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report 11-81, Hostels as a Permitted Use, Ordinance 11-23

City Planner Abboud reviewed the staff report.

There was no applicant and Chair Minsch opened the Public Hearing. There was no public present to comment and the public hearing was closed.

VENUTI/HIGHLAND MOVED TO FORWARD 11-23 TO CITY COUNCIL WITH PLANNING COMMISSION RECOMMENDATIONS AS DELINEATED WITH STRIKE-THROUGHS AND RECOMMEND ADOPTION AS AMENDED.

Commissioner Erickson suggested they might want to include the marine districts in the ordinance to accommodate the migrant workers with the fishing industry. She said housing for workers was one of the issues addressed during the Spit Comp Plan discussions.

There was discussion that a hostel is a dwelling type residence and would be hard to permit in those districts. It would be more appropriate to have dormitory type dwellings for employees, a hostel is different as it is a space rented to tourists and open to the public. A rooming house is an unlisted use in the marine districts, so the Commission would have to make a determination before one could be built. Another opinion expressed was that a hostel is a cheap place to stay and migrant workers would probably be inclined to look for that type of housing. It was reiterated that there is limited marine commercial and marine industrial zoned property. Marine commercial is for primarily water related and water dependant uses and the businesses and commercial uses that serve and support them. Marine Industrial is to provide adequate space for water dependant, industrial uses. The opinion of the Commission at the previous meeting was that the marine districts are different from general commercial districts or the central business district. It was expressed that it would be considered a support business of the marine districts as housing if you have people getting of the fishing boats and needing a place to stay.

ERICKSON/DOLMA MOVED TO AMEND TO ADD THE MARINE COMMERCIAL DISTRICT.

There was brief discussion regarding allowed uses in the districts. It was noted that nothing has been demonstrated showing the need for more hostel type uses out there.

VOTE: YES: DOLMA
NO: MINSCH, HIGHLAND, SONNEBORN, VENUTI, ERICKSON

Motion failed.

There was no further discussion on the main motion.

VOTE: (Main motion) NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

- A. Staff Report PL 11-82, Sign Code Amendments

The Commission continued their discussion from the worksession. They addressed electoral signs, temporary signs, and off premise signs.

- B. Staff Report PL 11-76, Draft Resolution Amending the Homer Advisory Planning Commission Bylaws to Change the Regular Meeting Time

MINSCH/HIGHLAND MOVED TO APPROVE THE DRAFT RESOLUTION OUTLINED IN STAFF REPORT PL 11-76 AND FORWARD TO CITY COUNCIL FOR ADOPTION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- C. Staff Report PL 11-77, East End Mixed Use

Chair Minsch explained that the Commission gave staff feedback during the worksession.

NEW BUSINESS

- A. Staff Report PL 11-84, More than One Permitted Principal Use on a Lot

City Planner Abboud reviewed the staff report.

HIGHLAND/VENUTI MOVED TO DISCUSS AND MAKE RECOMMENDATIONS.

No objection was expressed and discussion ensued.

The Commission discussed challenges and concerns regarding density and how it relates to the different districts and the Comprehensive Plan. They began reviewing districts to try to establish if there is enough direction for staff to make a determination rather than bringing it to the Commission with a CUP. The following points were raised:

- Concern was expressed regarding water and septic requirements in rural residential district.
- Staff could permit one additional use, and two or more would come to the Commission.
- Would this include permitting a second 4-plex or rooming house.

Chair Minsch recommended reviewing the Comprehensive Plan. City Planner Abboud appreciated the feed back and will bring a revised recommendation at a future meeting.

INFORMATIONAL MATERIALS

A. City Manager's Report dated July 25, 2011

COMMENTS OF THE AUDIENCE

Members of the audience may address the Commission on any subject. (3 minute time limit)

There were no audience comments.

COMMENTS OF STAFF

There were no staff comments.

COMMENTS OF THE COMMISSION

Commissioners Dolma and Venuti welcomed the new Commissioners.

Commissioner Highland reiterated that she would like to have a worksession topic of no more residential use on the spit. She welcomed the new Commissioners.

Commissioner Erickson thanked everyone and said there is a lot to learn, but it was a lot of fun.

Commissioner Sonneborn said she is glad to be here and it was way more fun than she thought it would be.

Chair Minsch expressed her appreciation for the new Commissioners and their involvement at their first meeting. She reminded them that there will be election of officers at the next meeting.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:05 p.m. The next regular meeting is scheduled for August 3, 2011 at 7:00 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____