AGENDA

Planning Commission Meeting

Wednesday, January 4, 2023 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall	**Zoom Webinar ID: 979 8816 0903 Password: 976062**
491 E. Pioneer Avenue	https://cityofhomer.zoom.us
Homer, Alaska 99603	Dial: 346-248-7799 or 669-900-6833;
www.cityofhomer-ak.gov	(Toll Free) 888-788-0099 or 877-853-5247

1. CALL TO ORDER

2. AGENDA APPROVAL

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA (Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

5.A. Planning Commission Meeting Minutes **Page 3 - 7**
Unapproved Minutes for December 7, 2022

6. VISITORS

7. REPORTS (5 minutes each)

7.A. City Planner's Report **Page 8 - 12**
Agenda Item Report - PC-23-01-1

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

10. NEW BUSINESS

10.A. Correction of Town Center District Uses and Consideration of Multiple Dwellings in Residential and Central Business Districts. **Page 13 - 17**
Agenda Item Report - PC -23-02

11. INFORMATIONAL MATERIALS

11.A. Planning Commission 2023 Calendar **Page 18 - 19**
2023 PC Calendar

12. COMMENTS OF THE AUDIENCE

13. COMMENTS OF THE STAFF

14. COMMENTS OF THE COMMISSION

15. ADJOURNMENT Next meeting is Wednesday, January 18, 2022 at 6:30 p.m., Worksession at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska

1. CALL TO ORDER

Session 22-16, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on December 7, 2022 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. The worksession at 5:30 p.m. was canceled.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, SMITH, HIGHLAND, CHIAPPONE, AND STARK

ABSENT: COMMISSIONERS CONLEY (EXCUSED)

STAFF: CITY PLANNER ABBOUD, DEPUTY CITY CLERK KRAUSE

2. AGENDA APPROVAL

HIGHLAND/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

3. PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

5A. Unapproved Regular Meeting Minutes for October 19, 2022

5B. Decisions and Findings for Conditional Use Permit 2022-05 for 1450 Lakeshore Drive

5C. Daybreeze Park 59 North Preliminary Plat Agenda item Report PC 22-11

HIGHLAND/VENUTI MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

There was a brief notation on the minutes regarding attendance of Commissioner Venuti and absence of Chair Smith.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

6. PRESENTATIONS/VISITORS

7. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS

7A. City Planner's Report

Agenda Item Report PC 22-65

Chair Smith introduced the topic and deferred to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 22-65 and provided highlights on the following:

- Managed to fit in a brief vacation over the recent Thanksgiving holiday
- Reviewed the adopted ordinances by Council
    - FEMA grant application for adoption of Building Code
- Transportation Planning Public Event
- Review of RFQ's for the Comprehensive Plan and Title 21 Update
- Corps of Engineer as a Visitor scheduled for the January 18th Meeting,
- Hiring of new staff for the Planning Department, Associate Planner Bella Vaz and
    - Assistant Planner Courtney Dodge
        - One of the first tasks assigned was coordinating the Asbuilts and sending out notices
        - Back log of filing
        - Records Managements for the Department
    - Associate Planner Vaz
        - Attending FEMA Training for Flood Plain Manager certification
- Update to the Comprehensive Plan
    - Attendance was encouraged by the Commissioners at the proposed outreach meetings that will be scheduled for the public
- Commission Calendar
- Progress on the new Software

There were no immediate volunteers for the January 9, 2023 Council meeting. It was noted that they did have a Commission meeting prior to each of the Council meetings.

8. PUBLIC HEARING(S)

8. A. Exempt signs Not Visible from Public Rights of Way
Agenda Item Report PC 22-66

Chair Smith introduced the item by reading of the title and deferred to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 22-66 to the Commission. He noted the public comment received regarding verbiage used in the draft ordinance and staff can make that amendment to the words legible and visible. He commented on the following:

- Use of the word visible
- the placement of proposed signage that is not legible from the road should not be subject to the sign code

Chair Smith opened the Public Hearing. He closed the Public Hearing after confirming with the Clerk that no hands were raised from members of the Public attending via Zoom and noting that there were no members of the public present in Chambers.

Chair Smith opened the floor to questions from the Commission.

City Planner Abboud facilitated questions on the following:
- this ordinance will not open the placement of permanent, large, gaudy signage
- this addresses mostly what is known as building marker signage
- additional regulations regarding sign code would still apply
- it applies to signage that was once attached to the building
- clarification on the motions requested from the Commission

HIGHLAND/BARNWELL MOVED TO AMEND LINE 9 TO DELETE THE VISIBLE AND REPLACE WITH THE WORD LEGIBLE

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith asked if there was any additional discussion. Hearing none he requested a motion and second.

HIGHLAND/BARNWELL MOVED TO ADOPT STAFF REPORT 22-66 AND RECOMMEND APPROVAL OF ORDINANCE 22-70 AMENDING HOMER CITY CODE 21.60.100 AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. PLAT CONSIDERATION(S)

10. PENDING BUSINESS

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

12. A. City Manager's Reports
City Manager's Report for the November 14, 2022 City Council Meeting
City Manager's Report for the November 28, 2022 City Council Meeting

Chair Smith commented briefly on the sulfur shipment project.

12. B. PC Meeting & City Council Report Calendars
2023 Meeting Dates and Submittal Deadlines
2023 PC Calendar

13. COMMENTS OF THE AUDIENCE

14. COMMENTS OF THE STAFF

City Planner Abboud commented on training up the new staff, getting caught up, working on getting visitors and items on the calendar.

COMMENTS OF THE COMMISSION

Commissioner Highland commented on the bright moon shining and the short meeting.

Commissioner Venuti commented that it was nice to have a short meeting and wished everyone well.

Commissioner Chiappone commented that it was nice to be home and that he was recently in Sedona and while it was nice the traffic was murder. He then related a recent incident at Wildman's in Cooper Landing upon meeting up with a woman from Homer of a certain age, as we state, was upset about the way Homer was changing and he hears that sentiment all the time from people of a certain age all the time. He then expressed his amazement of the amount of sulfur and questioned where that came from not that it was any consequence.

City Planner Abboud commented that it came from North Kenai Nikiski.

Commissioner Stark stated that he hears the same type of comments frequently also. he then stated that he was one of the Longshoreman working on that sulfur project and noted how it was just a crazy thing, 24/7 getting that stuff loaded. He then wished everyone a Merry Christmas and Happy New Year, hoped that Santa Claus was good to everyone and that their bellies get filled.

Commissioner Barnwell stated that he has received a number of comments recently about two things, the growth of Homer and city limits when they were going to expand the city limits. He then requested a demo of the permitting software from the City Planner as he was a self-proclaimed techie and would really like to see how it works.

City Planner Abboud stated that it should be available soon and they will be able to see it live from the City website.

Commissioner Barnwell then wished Commissioner Venuti a continued and speedy recovery and wished everyone a happy holiday.

Chair Smith commented that he appreciated everyone coming in to the meeting tonight during a full moon. He would like to request a n item to be on the agenda, which is Shed Roofs and for the Commission to have a discussion as whether they should be an allowed as a design element in Homer. He noted reading in code about breaking up the roof line and explaining visual impacts for consideration and application to the residential aspects.

City Planner Abboud requested Chair Smith to provide him with information regarding the subject.

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 9:10 p.m. The next Regular Meeting is Wednesday, January 4, 2023 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

_____
RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved: _____

PC-23-01

AGENDA ITEM REPORT

City Planner's Report

Item Type: Informational Item

Prepared For: Planning Commission

Meeting Date: 04 Jan 2023

Staff Contact: Rick Abboud, City Planner

Department: Planning

Attachments: Group-Planning-Board-Membership-Form-7-2020-1

Summary Statement:

11.28.22 City Council Regular Meeting

Resolution 22-085, A Resolution of the City Council of Homer, Alaska Approving the 2023 Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and Americans with Disabilities Act Advisory Board. City Clerk. Recommend adoption.

Memo 22-203 from Deputy City Clerk as backup.

Memo 22-204 from City Clerk as backup

Resolution 22-086, A Resolution of the City Council of Homer, Alaska Authorizing the City to Apply for a FEMA Building Resilient Infrastructure & Communities Grant to Adopt and Implement International Building Code Edition 2021. City Manager. Recommend adoption.

Memo 22-205 from Special Projects Coordinator as backup.

Resolution 22-087, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order to HDR Engineering in an Amount not to exceed $32,000 for Grant Writing Services for a FY2023 Federal RAISE Planning Grant to Support Homer's Non-Motorized Transportation Infrastructure and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend

adoption.

Memorandum 22-206 from Special Projects & Communications Coordinator as

Backup. *(This grant would fund pre-development activities for sidewalk and trails projects to better position them for future opportunities).*

Resolution 22-074, A Resolution of the City Council of Homer, Alaska Adopting the

City of Homer 2022 Non-Motorized Transportation and Trails Implementation Plan.

City Manager/Public Works Director.

ADOPTED without discussion.

Ordinance 22-70, An Ordinance of the City Council of Homer, Alaska, Amending

Homer City Code, Section 21.60.100 Signs Exempt from Regulation to Exempt Signs

Not Visible from Public Rights of Way. Lord. Introduction October 24, 2022, Referred

to Planning Commission, Public Hearing and Second Reading November 28, 2022.

Memorandum 22-208 from City Planner as backup.

Memorandum 22-179 from Council Member Lord as backup.

POSTPONED to January 9, 2023 without discussion.

Permitting Software

Training is scheduled for the first week in January.

Transportation Plan

I plan to schedule a work session in February for the Commission to have a chance to provide input to the effort under way to update the Transportation Plan. A link to information and additional opportunity to give input may be found on the front page of the city website at the link below. https://www.cityofhomer-ak.gov/publicworks/transportation-plan

Comprehensive Plan Fast-forward

We plan to meet and make a recommendation on selection of a contractor at the end of January.

Presentations

I have scheduled the US Army Corp of Engineers to talk to the Commission at the January 18th work session. Jen Martin will be introducing new staff from the Soldotna Office.

Commission Calendar

Renee was working on an updated calendar for the Commission and she has had to take some personal time off and did not produce a draft yet. There were no items scheduled from last year's calendar for the month of January. We will have an updated calendar to the Commission soon.

Reports

You will find no update from the EDC or City Manager report in the packet. Meetings of the EDC and City Council were cancelled and we are the first group to have a meeting in the New Year.

APA Commissioner Membership

I am including a form for Commissioners to fill out to apply for membership. You may fill out and hand it to me or send it in an Email, so I may sign you up.

Commissioner Report to Council

1/9/23 Barnwell

1/23/23 Stark

Attachments:

Group-Planning-Board-Membership-Form-7-2020-1

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Name ❑ Mr. ❑ Ms. ❑ Mrs.
Home Address
City State ZIP
*Email address (required)

Name ❑ Mr. ❑ Ms. ❑ Mrs.
Home Address
City State ZIP
*Email address (required)

Name ❑ Mr. ❑ Ms. ❑ Mrs.
Home Address
City State ZIP
*Email address (required)

Name ❑ Mr. ❑ Ms. ❑ Mrs.
Home Address
City State ZIP
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Name ❑ Mr. ❑ Ms. ❑ Mrs.
Home Address
City State ZIP
*Email address (required)

Name ❑ Mr. ❑ Ms. ❑ Mrs.
Home Address
City State ZIP
*Email address (required)

**This will be the email address of record. APA will use it to deliver benefits and it will serve as login to the APA website.*

Choose your connection and compute your cost.

Group Planning Board Members (GPBM)	
Participation fee	$ 121 (A)
Dues per member	$ 68
Multiply by number of members	x ____
Total member dues	$_____(B)
GPBM TOTAL (A+B)	**= $_____**

Verification *(required)*
I verify that the individuals named above are members of a planning board or commission or elected or appointed officials, and that they do not earn their living in planning.

Name of commission, board, or agency
Signature of program administrator
Email address of program administrator (please print)

Agency director or designate

Name
Title
Email address

Contact and billing information *(please print)*

Agency
Agency's APA ID (if known)
Program administrator
Agency address
City State ZIP

Payment information

❑Check enclosed, payable to APA
❑ MasterCard ❑Visa ❑ American Express ❑ Discover
Card number
Expiration date
Cardholder's signature

PC -23-02

AGENDA ITEM REPORT

Correction of Town Center District Uses and consideration of multiple dwellings in Residential and Central Business Districts.

Item Type: Action Memorandum

Prepared For: Planning Commission

Meeting Date: 04 Jan 2023

Staff Contact: Rick Abboud, City Planner

Department: Planning

Attachments: Draft Ordinance 23-xx

Summary Statement:

After adoption of Ordinance 22-68(A), I found a typo error and an opportunity for clarification. I have found an-inadvertent oversight where the indoor and outdoor recreational facilities uses were added to conditional uses in the Town Center District and were not deleted from the list of permitted uses and structures in the district. Additionally, questions regarding the amount of dwellings in the districts where up to four structures/units are allowed to be permitted outright were raised.

Analysis

The conditionally permitted items is easily cured by the by the attached simple amendment deleting them.

The issue raised about multiple structures is discussed below.

Rural Residential

Allowance for dwellings depends of delivery of water and sewer. If one has city water and sewer services, they have an allowance for a dwelling per 10,000 square feet of lot. If someone has just water or just sewer service they have an allowance for one dwelling per 20,000 square feet. If one has access to neither city water nor sewer they have an allowance of 40,000 square feet per dwelling.

The new code provides an allowance for multiple structures, *"Up to four dwelling units, excluding mobile homes, on a lot subject to the requirements of HCC 21.12.040 and located in an area*

depicted for Urban Residential zoning by the Future Land Use Map in the 2018 Homer Comprehensive Plan."

The code, when applied in entirety, adequately addresses density and site development standards. The spatial requirements dictate that, in any event, no more dwelling units than prescribed in code are allowed (as described above). The allowance for duplex or multi-family structures in addition to single-family structures could limit site impact when compared with single unit structures (which is the preferred choice, so far). I believe it is the best policy that 4 dwelling units are allowed in any format that is allowed in the district. This provides developers with a choice to consider options that may minimize overall site impacts. In any event, one could not exceed the number of dwellings allowed dependent on water and sewer service. Below are the definitions of the dwellings permitting in all the districts where up to four structures are a permitted use.

"Dwelling" or "dwelling unit" means any building or portion thereof designed or arranged for residential occupancy by not more than one family and includes facilities for sleeping, cooking and sanitation.

"Dwelling, duplex" means a building designed or arranged for residential occupancy by two families living independently, the structure having only two dwelling units.

"Dwelling, multiple-family" means a building or a portion thereof designed for residential occupancy by three or more families living independently in separate dwelling units.

"Dwelling, single-family" means a detached dwelling unit designed for residential occupancy by one family.

Urban and Office Residential Districts

Here the question of dwelling density was brought up.

The language is under permitted structures and uses states, "*Up to four buildings on a lot for use as dwelling units subject to HCC 21.14.040(a)(2)(a) and (b), excluding mobile homes."*

Requirements for permitted multi-family:

21.14.040(a)(2)(a) and (b),

a. The total floor area shall not be more than four-tenths the lot area;

b. The total open area shall be at least 1.1 times the total floor area. Open area is any portion of the lot not covered or used for parking spaces and maneuvering."

Current regulations address acceptable densities. In these districts, single-family, duplexes, and multi-family dwellings are allowed as permitted structures. When up to four buildings are proposed,

they are required to meeting the floor area ratios stated above for multi-family dwellings. This does not introducing a greater allowance for development, it makes an allowance for additional formats in which to deliver multiple dwelling units. The intensity of the use is not any different than that of what is permissible in a multi-family scenario. In these districts one could find single-family dwellings that exceed the floor area ratio for multi-family structures. It is appropriate to have allowances for similar uses and structures that are permissible in the district.

Central Business District (CBD)

Here the permitted uses and structures allows, "Up to four buildings on a lot excluding mobile homes, except as provided for in HCC 21.18.030." HCC 21.18.030, Conditional Uses and Structures does require a conditional use permit (CUP) for more than 4 buildings. There are no restriction that limits this to dwellings only, as both residential and commercial development is allowed in the district.

To consider the effect of the change we must look at all the applicable regulations. In the CBD, a level two site plan per HCC 21.50.030 is applicable. This section of code regulates disturbances including provision for slopes, drainage, development activity plans, storm water plans, and landscaping requirements. Additionally, per HCC 21.18.040(d), if all buildings combined were over 8000 square feet or the building area was in excess of 30% of the lot, a CUP is required. Nothing about site development requirements would change except that one could add up to four separate structures without a CUP, if the development did not trigger the requirement provided in other provisions of code. The provision in applicable to both dwellings and commercial structures.

In consideration of the options for 'up to four structures', I find that the code change is beneficial to the City of Homer. The changes make it less onerous to develop in an acceptable fashion in accordance to long-standing development regulations, a new format is allowed that is not introducing additional allowances for density or site development. It also supports an avenue for possible provisions of affordable housing options.

Staff Recommendation:

Review the proposed amendment and recommend a public hearing.

Attachments:

Draft Ordinance 23-xx

CITY OF HOMER
HOMER, ALASKA

Planning Commission

ORDINANCE 22-xx

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE SECTIONS 21.12, RURAL RESIDENTIAL DISTRICT; 21.14, AND TOWN CENTER DISTRICT

WHEREAS**,** It is in the interests of the City to make allowances for uses in districts according to the guidance set forth in the 2018 Homer Comprehensive Plan and the Purpose of the districts described in Homer City Code; and

WHEREAS, A Conditional Use Permit (CUP) should be a consideration for uses which, due to form or function, may require special conditions in order to minimize possible negative externalities; and

WHEREAS, Some uses may be inappropriate for a district in consideration of the purpose of the district and the negative externalities that may be found in the use itself, or those of the district itself; and

WHEREAS, The Homer Planning Commission has reviewed the subjects and actions of past CUP permits that have been routinely granted with few, if any, special conditions; and

WHEREAS, The Homer Planning Commission, using the guidance of the 2018 Homer Comprehensive Plan and the Purpose statements found in code for the zoning districts, has identified conditional uses and structures that would be more appropriately listed as permitted uses or eliminated.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 21.20, Town Center District is amended to read as follows:

21.20.030 Conditional uses and structures.

The following uses may be permitted in the Town Center District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

a. Planned unit developments, limited only to uses otherwise permitted in this district;

~~b. Indoor recreational facilities;~~

~~c~~**b**. Light or custom manufacturing, repair, fabricating, and assembly, provided such use, including storage of materials, is wholly within an enclosed building;

~~d~~**c**. Other uses approved pursuant to HCC 21.04.020;

~~e. Outdoor recreational facilities;~~

Section 3. This ordinance shall take effect upon its adoption by the Homer City Council.

Section 4. This ordinance is of a permanent and general character and shall be included in the City code.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this _____ day of _____ 2023.

CITY OF HOMER

_____
KEN CASTNER, MAYOR

ATTEST:

_____
MELISSA JACOBSON, MMC, CITY CLERK

YES:
NOES:
ABSTAIN:
ABSENT:

First Reading:
Public Reading:
Second Reading:
Effective Date:

[**Bold and underlined added**. ~~Deleted language stricken through~~.]

PLANNING COMMISSION
2023 Calendar

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	12/14/22 Public Hearing Items 12/16/22 Preliminary Plat Submittals 12/23/22 Regular Agenda Items	01/04/23		Monday, 01/09/23 6:00 p.m.	
	12/28/22 Public Hearing Items 12/30/22 Prelim Plat Items 01/06/23 Regular Agenda Items	01/18/23		Monday 6:00 p.m.	•
FEBRUARY	01/11/23 Public Hearing Items 01/13/23 Prelim Plat Items 01/20/23 Regular Agenda Items	02/01/23		Monday 3/21 6:00 p.m.	•
	01/25/23 Public Hearing Items 01/27/23 Prelim Plat items 02/03/23 Regular Agenda Items	02/15/23		Monday 4/25 6:00 p.m.	•
MARCH	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	03/01/23		Monday 5/23 6:00 p.m.	•
	02/22/23 Public Hearing Items 02/24/23 Prelim Plat Items 03//23 Regular Agenda Items	03/15/23		Monday 6/27 6:00 p.m.	•
APRIL	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	04/05/23			
	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	04/19/23		Monday 8/22 6:00 p.m.	•
MAY	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	05/03/23		Monday 9/27 6:00 p.m.	•
	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	05/17/23		Monday 10/25 6:00 p.m.	•

JUNE	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	06/07/23	Monday 11/28 6:00 p.m.	•
	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	06/21/23		•
JULY	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	07/19/23		
AUGUST	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	08/02/23		
	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	08/16/23		
SEPTEMBER	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	09/06/23		
	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	09/20/23		
OCTOBER	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	10/04/23		
	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	10/16/23		
NOVEMBER	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	11/01/23		
DECEMBER	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	12/06/23		

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person. Masks are optional**