HOMER ADVISORY PLANNING COMMISSION
491 E. PIONEER AVENUE
HOMER, ALASKA

JANUARY 20, 2010
WEDNESDAY AT 7:00 P.M.
COWLES COUNCIL CHAMBERS

REGULAR MEETING
AGENDA

1. Call to Order
A quorum is required to conduct a meeting.

2. Approval of Agenda

3. 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).

4. Reconsideration

5. 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 Minutes of January 6, 2010 ***Page 1***
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030 g.
4. KPB Coastal Management Program Reports

6. Presentations
Presentations approved by the City Planner, the Chair, or the Planning Commission.

7. Reports
a. Borough Report
b. Kachemak Bay Advisory Planning Commission Report
c. City Planner's Report
Staff Report PL 10-10, Planner's Report ***Page 5***

8. Public Hearings
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. (3 minute time limit) The Commission may question the public. Once the public hearing is closed the Commission can not hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Conditional Use Permit (CUP) 10-01, Amending CUP 86-02, 3815 Homer Spit Road, #A, Homer Enterprises, LLC/The Sport Shed ***Page 9***

9. Plat Consideration
The Commission hears a report from staff, presentation from the applicant and testimony from the public. The Commission may ask questions of staff, applicants and the public.

10. Pending Business
A. Staff Report PL 10-08, Draft Spit Comprehensive Plan ***Page 25***

B. Staff Report PL 10-05, Draft Ordinance 10-XX, Amending HCC 21.75, Storm Water Plans *Page 27*

11. New Business

The Commission hears a report from staff. Commission business includes resolutions, ordinances, zoning issues, requests for reconsideration and other issues as needed. The Commission may ask questions of staff and the applicants. Any items brought before the commission for discussion are on the floor for discussion following introduction of the item. The Commission will accept presentation on agenda items that involve an applicant (such as acceptance of a nonconformity.) A member of the public wishing to comment on regular business items that do not require a public hearing or public notice may do so under Public Comment.

12. Informational Materials

Items listed under this agenda item can be HCC meeting minutes, copies of zoning violation letters, reports and information from other government units.

A. City Manager's Report

13. Comments of The Audience

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

14. Comments of The Commission

Commissioners may comment on any subject, including requests to staff and requests for excused absence.

15. Adjournment

Meetings will adjourn promptly at 10:00p.m. An extension is allowed by a vote of the Commission. The next Regular Meeting is scheduled for February 3, 2010 at 7:00 p.m. in the Cowles Council Chambers. There will be a work session at 5:30p.m. prior to the meeting.