

HOMER TOWNSHIP PLANNING COMMISSION MEETING MINUTES
Sept. 9, 2013

Present: Erna Varner, Sandra Simmons, John Stern, Rollin Yeakle, Greg Bate,
Darcie Johnson, Allen Richard

Absent:

Guests: Sandra Turk, John Pruiett

Call to Order: at 7:00pm by chairperson Simmons.

Agenda: Approved as distributed

Approval of minutes: Aug. 19, 2013 planning meeting minutes approved as distributed.

Public Comments: None

Communications: None

Old Business: None

New Business: **Discussion of Community Input on Master Plan update (discussion guide attached).** Following extensive discussion the following areas of future focus were recommended: **1**-reestablish a water committee to explore getting more water hookups primarily along M-20 & explore sewer; **2**-establish a parks committee and develop a parks plan including river access; **3**-explore serving wine/beer at established restaurants, **4**-consider moving township offices to fire safety building and making current hall into a larger hall rental area, **5**-increase enforcement of current/future ordinances related to blight. Future commercial development along M-20 is primarily dependent on access to water/sewer.

The parks discussion identified many viable options that addressed community input and would present a significant asset to the township. The current master plan goals & objectives were reviewed and all agreed that the wording of the new goals/objectives need to be specific, measurable, include action items, and most of all be regularly used by the planning commission and board in making land use decisions.

Meeting adjourned at 8:30pm.

Next meeting: **Oct 21, 2013 at 6:30pm.**

Submitted by Sandra Simmons, Chairperson

CC: R. Varner, K. Varner
(unapproved)

COMMUNITY INPUT REVIEW FOCUS AREAS FOR PLANNING MEETING

The last meeting we had with Spicer Group was very informative and presented us with a great deal of community input. The Spicer Group has provided us with their analysis of the main areas pulled from the input provided now it is our responsibility to more thoroughly study the report and determine if we agree with their main focal areas or would like to add/subtract/change anything before they present a future plan for us based on their recommendations. To that end we will focus the majority of our 9/9 planning meeting on review/discussion/ recommendations based on the data given to us. To facilitate our discussion I have summarized some of the graphics presented.

--Homer Township should encourage new development
Agree-56.3% Neutral-26.4% Disagree-17.2%

--Homer Township should grow in population
Agree-46% Neutral-27.6% Disagree-26.4%

--Homer Township changes in last 5 years
Worse-road conditions, traffic, commercial development
Better-Parks/recreation, fire dept.

--Importance of quality of life factors
Water, parks/recreation, municipal services, blight reduction, commercial service variety

--Residential growth
69% said past 5 year rate was about right but wanted new residential development to be: single family on large lots, single family-clustered with open space, senior & retirement

--Commercial development
Equally divided between 'not enough' & 'about right'. Majority indicated future commercial growth should be primarily along all of M-20, with twice as many favoring Homer east to town over Homer west to M-30. Location of future industrial development was favored where it is currently operating.

--Junk vehicles and drainage were listed as major issues

--Issues very important in the future of Homer Township
Infrastructure, walkable/bicycle friendly areas, access to area rivers, added parks, increased availability of water/sewer (especially for commercial development).

--Improve Homer Township
Increase commercial businesses on M-20 by working with current local businesses, identify what businesses are wanted and then seek them out to locate here, senior/retirement housing, improve types of M-20 businesses

--Review current land use map and master plan goals and objectives