

**HOMER TOWNSHIP PLANNING COMMISSION MEETING MINUTES**  
**Dec. 9, 2013**

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

Guests: Sandra Turk, Craig Norton, Kevin Varner, David Craft

Call to Order: at 6:00pm by chairperson Simmons.

Agenda: Approved as distributed

Approval of minutes: Oct. 7, 2013 planning meeting minutes approved as distributed.

Public Comments: None

Communications: None

Old Business: None

**Site Plan Review for 1627 E. Saginaw Rd. (Landscape Craftsmen)**

The site plan was presented by David Craft, owner of Landscape Craftsmen. Discussion items focused on: outdoor storage of vehicles/supplies/brush, outdoor lighting, need for a well, verification of lot lines with owners of neighboring parcels, verification from MDOT regarding driveway and Saginaw Rd. midline. David will follow-up on areas identified and discuss with Kevin Varner. Site plan review ended at 6:30 to convene public hearing on the site plan

**Public Hearing for site plan for 1627 E. Saginaw Rd. (Landscape Craftsmen)**

Present: E. Varner, A. Richard, G. Bate, J. Stern, D. Johnson, S. Simmons.

Guests: S. Turk, C. Norton, K. Varner R. Varner, D. Craft

Public Hearing called to order at 6:30pm by chairperson Simmons.

There were no public members present at the meeting.

The site plan drawing was reviewed as were the discussion points from the planning commission meeting. The planning commission used the site plan review standards to evaluate the site plan drawing/presentation. Following the review a motion was made by Richard and seconded by Johnson to approve the site plan as presented with no conditions. Motion approved by Richard, Bate, Johnson, Varner, Stern, Simmons, and will be forwarded to the township board for action at their Dec. 18 board meeting. The public hearing was closed at 6:51pm to resume the planning commission meeting with a presentation by Spicer Group Consultants to review master plan revision materials.

**Planning Commission meeting with Spicer Group to review master plan updates**

Present: Richard, Bate, Johnson, E. Varner, Stern, Simmons

Guests: Norton, Pruiett, Turk, R. Varner, K. Varner. Eggers, Bean

This segment of the meeting began at 6:58pm

Revised future land use map: Eggers presented the revised future land use map which was reviewed along with the 1997 future land use map and the current zoning map. He emphasized that the future land use map reflects how we see the land being used in 15 - 20 years and changes nothing now. It serves as the legal base for future land use decisions and township development. There was much discussion as to how various members viewed the future land use for the township. These areas focused on 2 competing views: location/amount of commercial development and the use of land for single family dwellings versus agriculture. There were several areas on the future land use that were incorrectly identified and these were corrected.

Checklist for Action: Bean presented the checklist for action and reviewed each of the seven goals, action items under each goal along with the assigned priority level, leadership, approvals and funding requirements. No goals were changed but some of the action items were either deleted or revised. The priority levels were revised to read: high (1-3 years), medium (3-7years), and low (7-10years).

Next steps: Rob said that the input received at this meeting will now be incorporated into the master plan map, implementation plan and previous materials that have been developed and reviewed. This will serve as the draft of the final revised master plan and will be distributed to the planning commission and board for review prior to making it available to the public for review and input. This draft is scheduled to be distributed to the planning commission and board for review at the March 10, 2014 planning commission meeting which will begin at 6:00pm.

**Distribution of 2014 planning meeting schedule.**

**All planning commission members voted to approve E.Varner for another 3 year term on the planning commission**

Motion to adjourn approved, meeting adjourned at 8:45pm

Submitted by Sandra Simmons, Chairperson

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

