

**HOMER TOWNSHIP PLANNING COMMISSION MEETING MINUTES**  
**Feb. 10, 2014**

Present: Erna Varner, Sandra Simmons, John Stern, Greg Bate, Darcie Johnson  
Guests: Kevin Varner, Russ Varner, Joel Marshall Jr.

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

Agenda: Approved as distributed

Approval of minutes: Dec.9, 2013 planning meeting minutes approved as distributed.

Public Comments: None

Communications: None

Old Business: None

New Business:

**1-Election of officers for 2014:** nominees were S.Simmons for Chairperson, Greg Bate for Vice Chair. no nominee for secretary, slate closed. All members present voted to approve the slate as presented. **2-Input from MTA conference:** Russ presented info from the conference regarding the right of a township to restrict acreage allowed for farm animals as it relates to the Right to Farm Act. Following extensive discussion the following questions were identified for follow-up: **a**-does this apply to only agricultural zoned properties or any/all residential properties; **b**-how does this interface with GAAMPS. Russ will follow-up. **3-Discussion of Public Input for master plan:** this document had been previously distributed and this opportunity was provided for added input—none was presented. **4-Future Housing Trends:** a handout had been distributed on future housing trends and was discussed as it related to our input to date on the update of the township master plan. There were several areas where the direction that had been identified in the plan update were not consistent with projected national trends. There was much discussion on 3 major areas; **a**-need for senior housing, **b**-need for duplex housing; **c**-if a & b were to be considered where should they be located. There was general consensus that if senior housing is developed it be limited in size to no more units of some type that house 4 families (preference leaned toward duplex) and that duplexes should be allowed preferably interspersed in residential areas rather than all be located in one specific zoned area as is now allowed for multifamily residential. These areas need to be addressed in our March meeting with Spicer. **5-Revision of junkyard ordinance:** may be needed to incorporate new scrap metal legislation; **6-Marijuana legislation;** handout on proposed marijuana provisioning centers and the township option to prohibit. **7-Mr Marshall** indicated, after observing the meeting, that he would be interested in joining the planning commission, unanimous support by members present who voted we recommend his appointment to the township board

Motion to adjourn approved, meeting adjourned at 8:17pm

Submitted by Sandra Simmons, Chairperson

CC: R. Varner, K. Varner