

HOMER TOWNSHIP PLANNING COMMISSION MEETING MINUTES
April 7, 2014

Present: Erna Varner, Sandra Simmons, Greg Bate, Darcie Johnson, Joel Marshall,
John Stern

Guests: Sandy Turk, John Pruiett, Kevin Varner, Alan Bean

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

Agenda: Approved as distributed

Approval of minutes: March 10, 2014 minutes approved as distributed.

Public Comments: None

Communications: Kevin gave an update on 3 zoning issues all relating to whether a parcel can have 2 principal uses at the same time, though the specifics about each parcel differ. Legal opinions are being sought on all 3 issues.

Old Business: None

New Business: **1**—Alan reviewed the draft of the master plan distributed at the March planning meeting with those present. There were a number of questions and many editorial recommendations on the plan narrative, none of which made substantive changes to the document. The future land use map was discussed in greater detail and the following changes were recommended: the current recommendation of showing just one commercial land use will now be divided into 2 use intensities reflecting a greater and lesser level of use. This was done to provide a barrier along currently established residential areas from directly abutting intensive use commercial areas. A plan was proposed which generally identified all of the north side of M-20 as lesser intensity commercial use and selected portions of the south side of M-20 as lesser intensity with the remainder as appropriate for greater intensity use. **2**—Due to the number of suggestions Alan recommended that he will provide the planning commission and board with revised narrative and land use map prior to the June planning meeting for our review. Spicer will attend the June planning meeting at which time we can hopefully recommend to the board that the draft be approved for distribution. **3**-Planning member to serve on the ZBA was discussed-no volunteers. **4**—Future agenda items were discussed: scrap metal legislation, marijuana growing legislation. When laws become available we will discuss updating/adding to our ordinances. Need nuisance ordinance related to residential/commercial areas (not junk/scrap yards).

Motion to adjourn approved, meeting adjourned at 8:00pm

Submitted by Sandra Simmons, Chairperson

CC: R. Varner, K. Varner