

HOMER TOWNSHIP PLANNING COMMISSION MINUTES
Sept. 8, 2014

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

Excused: John Stern

Absent: Allen Richard

Guests: Mindy Wolfe

Call to Order: Meeting called to order at 7:00pm by Chairperson Simmons

Agenda: Agenda approved as distributed

Approval of minutes: Minutes of Aug. 4, 2014 approved as distributed.

Communications: Mindy Wolfe responded to township website posting for clerical support during the revision of the zoning ordinance. She was interviewed, references checked, was offered the position & accepted, but must be approved by the board before position becomes official. Mindy was present at the meeting and introduced.

Site Plan—Special Use Permit—Rezoning:

Public Hearing: There was a public hearing on the revised master plan preceding the planning meeting. At that meeting there were no recommended changes to the master plan and the Planning Commission approved a recommendation for approval & adoption of the plan to go the township board for approval at their September 17 meeting.

Old Business: None

New Business: **1**-The planning commission bylaws that were previously distributed for review were approved by all members with no recommended changes. **2**-The discussion focused on development of a plan for revision of the zoning ordinance. Results of the discussion: **a**-ask Kevin V. to identify the areas where he receives the most questions/complaints/enforcement issues; **b**-identify relationship between zoning ordinances and subdivision &/or deed restrictions; **c**-need to address urban farming (including bees); **d**-major areas of change will be combining some of the current individual residential and commercial designations to coincide with the revisions in the revised master plan; **e**-need to incorporate most current legislation on issues impacting us; **f**-overall review approach was to start at beginning and proceed through each current unit with the exception of definitions which should be done last so they incorporate all new areas. Review process will begin in our Oct. meeting. Darcie questioned if the meeting time for 2015 could begin at 6pm? Will continue discussion.

Meeting adjourned at 8:00pm.

Next meeting is **Oct. 6, 2014 at 7:00pm**

Submitted by Sandra Simmons, Chairperson

Cc: R. Varner, K. Varner