

HOMER TOWNSHIP PLANNING COMMISSION MINUTES
Nov. 10, 2014

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

Guests: Kevin Varner, Nate/Julie Reed Staff: 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 Oct. 6, approved as distributed

Public Comment: Nate/Julie Reed stated that they just came to observe and learn more of how the township functioned. They did ask who they should contact to learn what would be needed to bring their barn up to the required code so they could hold special events there such as weddings. They were directed to contact an architect or a civil engineer who could identify codes they would need to meet such as structure, plumbing, septic, electrical, handicap access, etc. For food areas requirements the health dept also needs to be contacted.

Communications: None

Site Plan—Special Use Permit—Rezoning: None

Public Hearing: None

Old Business: None

New Business: **1-**Stern and Bate were reappointed by the board, Richard has resigned, there is one vacant position. **2-**Draft 2 of AR Residential District reviewed with following changes recommended: **a-**reorganize Uses by Special Use Permit so all like uses are clustered together; add Special Events (also need to add to definitions) **b-**Permitted accessory uses section- include all items now listed in that current section in present zoning ordinance, **c-**lot area-add the current wording regarding water/sewer now in zoning ordinance. **3-**Draft of RR Residential District reviewed with following changes recommended: **a-**Permitted Principal Uses-move the first paragraph now there to Lot Area section, **b-**reword draft paragraph 2 to explicitly identify which AR Permitted Uses are allowed/not allowed in RR, when addressing what animals are allowed reference section 18 of ordinance regarding domestic large animals, **c-**Uses by Special Use Permit-delete county clubs, make golf course miniature, delete large group state licensed residential facilities to Child Daycare facilities licensed by State of MI, **d-**Lot Area add the paragraph moved from page one to sentence that is there now. **3-**Items needing follow-up: in section 18 should we keep/delete the word 'pets', do we need to reassess including large group residential facilities (AFC)?

Meeting adjourned at 9:00pm.

Submitted by Sandra Simmons, Chairperson

Next meeting: Dec. 8, 2014 at 7:00pm

Cc: R. Varner, K. Varner