

HOMER TOWNSHIP PLANNING COMMISSION MINUTES
Dec. 8, 2014

Present: Erna Varner, Greg Bate, John Stern, Darcie Johnson, Sandra Simmons, Joel Marshall
Guests: Kevin Varner Staff: Mindy Wolfe

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

Agenda: Agenda approved with one addition—Sign
Ordinance - Pine River Elementary School

Approval of minutes: Minutes of Nov. 10, 2014 meeting approved as distributed

Public Comment: None

Communications: One call from an architect with questions regarding site plan requirements; one call from a township resident re: open planning commission position—no follow-up contact from her.

Site Plan—Special Use Permit—Rezoning: None

Public Hearing: None

Old Business: None

New Business: **1-**Pine River Elementary School wants to replace their present sign but the dimensions fall outside of the current sign ordinance standards. They have been directed to request a variance and this item needs to be addressed when the sign ordinances are reviewed. **2.** Melinda Wolfe, candidate for planning commission open position interviewed; followed by motion by Stern, second by E. Varner that Melinda Wolfe be recommended to the board for appointment to fill open planning commission position. Unanimous support. **3.** AR District revision reviewed with following changes: **a-**Greenhouses /nurseries for trees, shrubs & plants will be moved from Permitted Principal Uses to Permitted Accessory Uses with reference to section 15 of zoning ordinance. **b-**playgrounds, resorts, swimming pools, campgrounds, recreation areas, game refuges, cemeteries (pet/people), communication towers will be moved from permitted principal uses and placed in the uses permitted with special use permit (Sect 15) or uses requiring supplemental regulations (Sect.18). **c-** 4.5 was reworded-no change in content. **4-** RR District requirements changed as follows: **a-**State licensed group residential facilities added to uses permitted by special use permit (note-need to add to definitions). **b-**Lot width-delete current reference to minimum of 80 feet for a 20,000 square foot parcel/lot. **5-** Single Family Residential **a-**Section 6.1 Purpose-add to first sentence: “.....single family housing (duplex or single unit structure) neighborhoods...” (note add duplex to definitions). **b-** 6.3 add miniature golf courses and delete country clubs. **c-**6.5 Lot Area-delete reference to 20,000 square feet minimum. **c-** lot width delete reference to 80 feet and 100 feet for a 20,000 square foot lot/parcel. **6-** At the Jan. planning meeting we will review all residential drafts and begin review and consolidation of current OSC & NSC districts into one district and review CSC. Copies of revised master plan distributed to all members.

Meeting adjourned at 8:43pm.

Next meeting: Jan 12, 2015 at 7pm

Submitted by Sandra Simmons, Chairperson

Cc: R. Varner, K. Varner