

**HOMER TOWNSHIP PLANNING COMMISSION MINUTES**  
**Jan. 12, 2015**

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

Call to Order: Meeting called to order at 7:05pm by Chairperson Simmons

Agenda: Agenda approved as distributed

Approval of minutes: Minutes of Dec. 8, 2014 meeting approved as distributed

Public Comment: None

Communications: Russ has received resident concerns about the numbers/conditions of multiple dogs at a residence. Owner has approval for a kennel and also has multiple other dogs individually licensed at the residence. Premises/dogs have been checked by officials and a vet and no substantive issues identified. Question raised as to placing future limits on numbers of animals allowed per non-agricultural parcel.

Site Plan—Special Use Permit—Rezoning: None

Public Hearing: None

Old Business: None

New Business: **1**-Election of officers: Erna Varner nominated Simmons as chairperson and Bate as vice-chair, second by Stern. No added nominations from the floor. Members voting to support-all present, opposed- none. **2**-List of members with term ending dates distributed. **3**-Plan for reviewing progress on meeting master plan goals and time frame for completing zoning ordinance revision distributed. Planning members will review status of master plan assigned goals quarterly and report to board; adherence to zoning ordinance revision will be monthly and as each section or unit is completed it will be shared with the board for their review and input. **4**-Review of AR district moved 'Kennels for dogs (indoor/outdoor) from needing special use permit to permitted principal uses. It was agreed that all of the following be added to the "Other Requirements" section of this and every other residential district including location of narrative in the zoning ordinance: Accessory Building Setbacks/Provisions; Fences/Walls/Screens; Signs; Building Grades; Parking/Occupancy of Travel Trailers/RV's; Household Pets; Large Domestic Animals; Inoperable /Abandoned/Disabled Motor Vehicles. **5**-Rural Residential District & Single Family Residential District no changes except adding the new areas identified in #4 of these minutes. Following these changes drafts of all 3 residential areas will be distributed to the board for their review and input. **6**-Neighborhood Service Commercial District-new district that combines current OSC & NSC Districts. All sections of both districts were reviewed and discussion began on similar portions in each district that could be combined with special emphasis on this new district serving as a transition between residential and more intense commercial uses with the focus on services meeting the needs of residents in the immediate residential neighborhoods.

Meeting adjourned at 9:10pm.  
Submitted by Sandra Simmons, Chairperson  
Cc: R. Varner, K. Varner

**Next meeting: Feb. 12, 2015 at 7pm**