

HOMER TOWNSHIP PLANNING COMMISSION MINUTES
Feb. 9, 2015

Present: Erna Varner, Greg Bate, Darcie Johnson, Sandra Simmons, Joel Marshall, Mindy Wolfe. Others attending: see attached list.

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

Agenda: Agenda approved as distributed

Approval of minutes: Minutes of Jan. 12, 2015 meeting approved as distributed

Public Comment:1- The sheriff, Scott Stephenson, presented a summary of the dog kennel complaints and resolution. Complaints: kennel was a ‘puppy mill’, dogs were in poor health/unsanitary conditions. Findings: kennel is properly licensed and regularly inspected by animal control as required by law with no negative findings, the kennel was also inspected by a state vet with no negative findings, the dogs at the site that exceeded the number allowed by the kennel license were all individually licensed and meet all state requirements.

Resolution: the owner agreed to give up all dogs housed outside to an out of area rescue. The owner retained those dogs housed inside. No state, county, township regulations were violated, no dogs were in poor health. **2-** Neil Wackerle, President of the board of the Humane Society of Midland County spoke regarding the need for the current state dog law to be updated and more specific/uniform regulations for care developed across all Midland County townships and throughout the state. **3-**The expertise of the Sheriff’s animal control officer and the Humane Society were offered to the township as the zoning ordinance is revised.

Site Plan—Special Use Permit—Rezoning: Jerry Schafer presented a proposed site plan for a building to be located on M-20 to identify any issues/concerns so these could be addressed in the formal site plan to be present next month. Areas discussed were: parking, water and septic, curb cut on M-20, fire suppression.

Public Hearing: None

Old Business: None

New Business: **1-**Master plan evaluation plan discussed for areas assigned to Planning Commission for years 1-3. A specific plan/proposal will be developed as the revision of the zoning ordinance progresses which will include a formal review every Jan. April, July, Oct. **2-**Two drafts of the first revision of the combined OSC & NSC districts were reviewed. The members agreed that the draft listing permitted principal uses in narrative form rather than single specific business type by name be adopted. The inclusion of single family residential district permitted principal uses was deleted. Lot width wording was changed to include required road frontage. The side yard setbacks are to be: 20’ minimum for 1 side yard with a minimum total of 50’ for both side yards.

Meeting adjourned at 9:15pm.
Submitted by Sandra Simmons, Chairperson

Next meeting: March 9, 2015 at 7pm
Cc: R. Varner, K. Varner

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Guests present at the meeting indicating agenda area of focus:

Scott Stephenson, Midland County Sheriff, -----dog kennel
Neil Wackerle, Board chair, Humane Society of Midland County---“
Stephanie Thomas, HSOMC-----“
Calleen Hartnagle, HSOMC-----“
Gwen Malone, HSOMC-----“

Jerry Schafer, site plan presentation
Tony Davis, -----“
Tim Evans, -----“

Russ Varner, Supervisor, Homer Township
Sandra Turk, Treasurer “
John Pruiett, Trustee “
Craig Norton, Trustee “
Kevin Varner, Building Inspector, Enforcement Officer, Homer Township