

HOMER TOWNSHIP PLANNING COMMISSION MINUTES
March. 9, 2015

Present: Erna Varner, Greg Bate, Darcie Johnson, Sandra Simmons, Joel Marshall, Mindy Wolfe, John Stern. Others: Kevin Varner, Russ Varner, Tony Davis, Jill Davis

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

Agenda: Agenda approved as distributed

Approval of minutes: Minutes of Feb.9, 2015 meeting approved as distributed

Public Comment: None

Site Plan—Special Use Permit—Rezoning: Tony and Jill Davis presented a proposed site plan for a structure (fitness center) to be located at 840 E. Isabella Rd. behind the house at this address. Drawings/plans were presented and reviewed. Areas discussed at the Feb. planning meeting when the preliminary plan was discussed (parking, water and septic, curb cut on M-20, fire suppression) were all satisfactorily addressed. It was recommended that the new structure obtain a separate street address to insure proper emergency response since the house located in front of the proposed structure has the current address. The neighbor located to the immediate west of the property being presented has questioned the west survey line believing it encroaches on his property by 10 feet. The discrepancy in lot lines arose because in different years the two properties were surveyed from different starting points thus the overlap. At this meeting Mr/Ms Davis presented copies of 3 deeds obtained from Superior Title & Settlement Agency (attached) which show the Davis's own the property in question. To eliminate any future issue as the new structure progresses Mr. Davis was asked if he could still accomplish all of his plans and meet all required setbacks if he moved the proposed structure 10 feet to the east of the lot line in question. This would eliminate any future issues that may involve the new structure. He agreed that he could and would do so. Following all discussion D. Johnson moved/second by Bate to approve the plan as including the move as presented. Voice vote of yes by all members. Public hearing will be scheduled for 4/6/15 at 6:30pm.

Public Hearing: None

Old Business: None

New Business: **1-**Revised NSC District document reviewed with several editorial changes made. **2-**CSC District narrative version reviewed with editorial changes made, final review next month. **3-**First review of HSC & I Districts in current format and in narrative format to insure narrative captured all major area. A number of areas reword and other changes made. The second review of the combined narrative version will be reviewed next month.

Meeting adjourned at 8:50pm.
Submitted by Sandra Simmons, Chairperson

Next meeting April 6, 2015 at 6:30pm
Cc: R. Varner, K. Varner