

HOMER TOWNSHIP PLANNING COMMISSION MINUTES
April 6, 2015

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

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

Agenda: Agenda approved as distributed

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

Public Comment: Rodney Nanney, planning consultant, who had been contacted by the chairperson presented a proposal requested, and gave an overview of the services he provides. Mr. Nanney stayed for the meeting and actively participated in the zoning ordinance revisions discussed.

Site Plan—Special Use Permit—Rezoning: None

Public Hearing: At the public hearing preceding this meeting the planning commission approved, with one condition related to signage, the site plan for the new Fitness Facility at 840 E. Isabella Rd. to be forwarded to the township board for action at their April 15 board meeting. See minutes & attachments of the 4/6/15 public hearing for more details.

Old Business: None

New Business: **1**-Evaluation of progress on assigned planning commission responsibilities in the new master plan reviewed. **2**-CSC district revisions reviewed for last time. **3**-HSC/I District revisions reviewed-areas questioned related to the following Zoning Ordinance Section 18 standards which were reviewed and discussed: **18.4** Accessory building regulations- need to determine if they are appropriate as stand relating to both residential and commercial districts. **18.10**-Water/Wastewater Disposal--OK as written now-reference in all commercial/residential districts. **18.11** Access/Frontage on Public Roads--needs rewording but needs to be included in all residential and commercial districts. **18.12**-Visibility at intersections—needs to be reworded and included in all residential/business districts. **18.13/18.25**--fencing/screening--are addressed in both sections of this regulation--some areas are contradictory, some areas are repetitive. These 2 sections need to be clarified and combined. **18.21**--solid waste disposal--is appropriate as worded for commercial districts but does not address outdoor storage of materials. A new standard needs to be developed which addresses outdoor storage of materials in commercial as well as residential districts and then referenced in each appropriate district.

Meeting adjourned at 8:50pm.

Next meeting May 11, 2015 at 7:00pm

Submitted by Sandra Simmons, Chairperson

Cc: R. Varner, K. Varner