

**HOMER TOWNSHIP
PLANNING COMMISSION**

August 3, 2020

6:30 pm

Minutes

1-CALL TO ORDER

2-ROLL CALL

Attendance: Yes; Excused: or Absent

Greg Bate (Chr Planning)	y
Cassie Lambka (Sec)	y
Brian Vanwert	y
Darcie Johnson	y
Brian Horton	y
Joel Marshall	y

3-AGENDA—Approved

4-MINUTES—Approval of July 2020 planning meeting minutes- Approved

5-PUBLIC HEARING- Held at 6:30pm

Gary Topolewski requesting special use permit for FFL (Federal Firearm License) for small business use. Gary provided overview of business. Public comment included questions around security of weapons and property as well as amount of amount inventory in stock on property.

6-PUBLIC COMMENT – None

7-COMMUNICATIONS- None

8- SITE PLAN—SPECIAL USES--REZONING

Gary Topolewski requesting special use permit for FFL (Federal Firearm License) for small business use. 4.26 Armory LLC (name of business).

The following items will be followed for the “Special Use” permit for Gary Topolewski’s 4.26 Armory LLC business:

An FFL is required for Gary to conduct business at his residence located at 1485 E. Stuart Rd, Midland Michigan 48640.

FFL will be for the purpose of retail sales of firearms. This will be low volume of sales.

FFL is also required for transfer firearms and conduct business; allowing to maintain confidentiality and minimize transfer time.

A small room in the house (basement) of approx. 9x18 to conduct business.

No signs will be posted on property nor any additional parking.

No live fire testing at my residence.

Low volume of traffic at the residence due to the business.

Low inventory of weapons/ammo

No showroom

Ordering inventory/parts on demand

Servicing firearms (gunsmithing) more than buying/selling

Secure all firearms

Locks, safes, etc.

Motion: Joel Marshall: To approve FLL special use permit;

Second: Brian Horton

Voting:

Greg Bate (Chr Planning) y

Cassie Lambka (Sec) y

Brian Vanwert y

Darcie Johnson y

Brian Horton y

Joel Marshall y

Recommend to Board on Aug 19th

9-OLD BUSINESS-

Shipping containers

Will be added to next Agenda to determine ordinance language.

10-NEW BUSINESS-

Site plan for Pinecrest Farms Facility addition

Richard Boone- Three Rivers Corporation

2,424 sq addition for community space for gatherings, activity, PT, etc.

Single story. Same characteristics as existing

Addition will be steel structure

Only minor changes to sidewalks, no additional parking lots

Construction to start this fall.

8-9 months construction period

Existing water fire suppression system will cover addition

Planning Commission will review site plan virtually and bring forward any comments/concerns/questions. Public Hearing will be held on September 1. Will vote on Site Plan on September 1. Will go to Board on September 16.

Adjourned 7:44pm

**NEXT MEETING:
September 1, 2020
7:00pm**