

**HOMER TOWNSHIP
PLANNING COMMISSION**

Nov 1, 2021

7:00 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

3-AGENDA- Approved

4-MINUTES- Approval of October 2021 planning meeting minutes- Approved

5-PUBLIC HEARING- None

6-PUBLIC COMMENT- None

7-COMMUNICATIONS- None

8- SITE PLAN—SPECIAL USES—REZONING-

- 1) Plans for expansion of Pine River Bluffs Estates, #8- Site Condominium Plan.

Questions from October 6th Public Hearing:

Jacob Steinbrecher

Dan Dryer & Mrs. Dryer

Other residents

Questions answered by SKW Properties representative.

Q: What is the easement route they will be taking during construction?

A: **No answer at this point, but will be handled between Home Associations and Builder.**

Q: Resident asked to be notified prior to when lots go up for sale.

A: **Would need to address with Builder.**

Q: Concern of working hours, during what hours will construction take place.

A: **Starting at daylight- 7am? Until dark 10pm?**

Q: Where will the ditches drain? Currently standing water in the other lots.

A: **Water runs along Eagle Pass. Drains opposite direction of existing homes.**

Q: Where will water and gas lines be ran? Concern about the residence's yard not being damaged and repaired to current state (if damaged).

A: **No construction expected to this specific lot.**

Motion to accept the Site Plan for Pine River Bluff Estates.

Motion: Brian Vanwert

Second: Brian Horton

Vote:

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

2) Mark Blackhurst (Blackhurst Painting) -new 40x60 sq ft. storage addition to the east of current building. Setbacks meet requirements. Land use application submitted. Will be submitted to November 17th Board Meeting.

Motion to approve the Site Plan for Mark Blackhurst 40X60 sq ft addition.

Motion: Brian Horton

Second: Darcie Johnson

Vote:

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

3) Jason Kennedy (J&J Repair)- new building, possibly 26x48 sq ft. Lot is not an acre. Land use application submitted, but will require public hearing for expanding Legal Nonconforming Application.

Adjourned 7:55pm

NEXT MEETING:

December 6, 2021
7:00pm