

**HOMER TOWNSHIP  
PLANNING COMMISSION**

Oct 4, 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 September 2021 planning meeting minutes- Approved**

**5-PUBLIC HEARING- 6:30pm regarding SKW properties Site Condominium expansion**

Comments from:

Jacob Steinbrecher

Dan Dryer & Mrs. Dryer

Other residents

Clarification on the “site condominium” language.

Concern around the gas line easement boundaries. Developers and new homeowners need to be made very clear of boundaries.

Water pressure is inconsistent in homes outside of the Pine River Bluffs Estates.

Booster pump/lift station is being requested to be funded by developer. Likely the issue resides with the city.

Wildlife is a concern with running out of land, getting pushed out by residential housing.

Road is degrading due to large construction vehicles. The privately owned roads should be maintained/repared by the developer, as the residence pay for them. What is the easement route they will be taking?

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

Wetlands area in lots 58, 57, 59. Conservation easement already posted.

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

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

Two letters read by Chairperson:

Letter 1: Concerns around wetlands, wildlife.

Letter 2: Where will water and gas lines be ran? Concern about the residence's yard not being damaged and repaired to current state (if damaged).

**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.

Include acre lots

County road standards including cul de sac. No curbs.

Water main to city standards

Each lot will have septic field

Entrance will be off from Putnam

11 lots will be part of this phase

Restrictions will likely be stricter than township ordinances

Motion to table the approval until the questions can be answered from the residence.

Motion: Darcie Johnson

Second: Brian Horton

Vote:

Greg Bate (Chr Planning) y

Cassie Lambka (Sec) y

Brian Vanwert y

Darcie Johnson y

Brian Horton y

2) Kevin Blackhurst (Blackhurst Painting) -new 60x40 sq ft. storage addition to the east of current building. Setbacks meet requirements. Need to determine if public hearing is required. Land use application is required.

3) Jason Kennedy (J&J Repair)- new building, possibly 24x40/48 sq ft. Lot is not an acre. Land use application required. Will need to submit formal drawing with measurements/dimensions.

Adjourned 7:49pm

**NEXT MEETING:**

**November 1, 2021**  
**7:00pm**