

Homestead Inland Joint Planning Commission
Homestead Township Hall
Honor, Michigan
20 October 2009, 7:00pm
Approved 19 January 2010

Meeting Called to Order: 7:01pm.

Pledge Of Allegiance Recited.

Members Present: Bruce Andersen, Christy Andersen, Cathy Demitroff, Roger Hubbell, Marshall Lambertson, Mary Miller, Dan Moore, Fred Poynor, Jessica Wooten, Sharon Peregoy.

Agenda: Change of Agenda allowing Mr. Robert Somerville from the Benzie Bus Project to present his presentation prior to Mr. Curtis Talley's presentation.

Approval of Agenda: Cathy Demitroff made the motion to accept the agenda with changes; Bruce Andersen seconded the motion, All Ayes, No Nays, Motion Carried.

Presentation by Mr. Robert Somerville: Reference the Benzie Bus Project. This is a two phase project. Mr. Somerville spoke briefly on each phase of the project, including proposed site plans. Discussion ensued about site plan reviews, major and minor site plans, and time table for approval.

Presentation by Mr. Curtis Talley: Mr. Talley is the District Farm Management Educator Central/North Educator MSU Extension of Hart, on Oil and Gas leasing and Right of Way. Mr. Talley spoke in length about Oil and Gas Leasing and Right of Way procedures (Attached Information).

Open Public Discussion: None.

Approval of Minutes:

9 June 2009: Christy Andersen made the motion to accept the 9 June 09 revised minutes; Fred Poynor seconded the motion, All Ayes, No Nays, Motion Carried.

21 July 2009: Mary Miller made the motion to accept the minutes from 21 July 09 with changes, Cathy Demitroff seconded the motion, All Ayes, No Nays, Motion Carried.

21 September 2009: Christy Andersen made the motion to accept the minutes from 21 September 09 with changes, Jessica Wooten seconded the motion, All Ayes, No Nays, Motion Carried.

Approval of Bills and Vouchers: Mary Miller made the motion to accept vouchers; Christy Andersen seconded the motion, All Ayes, No Nays, Motion Carried.

Township Reports:

Homestead Township: Cathy Demitroff would like to thank the JPC for the land use permit and would like to know when to expect a new budget.

Inland Township: Mary Miller will hold comments until new business, where she will go over the minor site plan review and LULU (Locally Undesirable Land Uses) report.

New Business:

Minor Site Plan for Inland Township: Is trying to get the former Genesis Building for the Fire Department and perhaps the Township offices. The Application for uses is allowed under Minor Site Plan Review, with approval, including drawing plans. Inland also provide the Names, Phone number, and Address for all board members from Inland Township (Attached).

Christy Andersen made the motion to approve the minor site plan application as presented with information provided for all Inland board members; Cathy Demitroff seconded the motion, All Ayes, One Abstain, No Nays, Motion Carried.

Lake Township Master Plan: Lake Township Master Plan was received. The Zoning Districts are compatible to ours on the Boarders. Lake Township Master Plan calls for less density than Inland Township. Christy Andersen volunteered to review the Plan for Board Members.

Draft Minutes: Draft Minutes to go to only those necessary (board members) until final approved minutes are available.

What needs to be included in the Minutes: Minutes are not to be word-for-word unless a comment is from an Open Public Discussion. Concerns raised were not wanting to be edited, afraid that people will be hesitant to speak if quoted, would like a short summary of discussions and comments for those who are absent from meetings.

Report on Zoning Activity: Zoning Ordinance has been operating for about a year. A few mathematical corrections need to make in the report. Total for Homestead Township is correct at 14, but Inland Township should read 21. A total of 35 land use permits were issued. One rezoning referendum up on the November Ballot, Two minor site plan reviews, One zoning violation in Homestead Township, Two land divisions in Homestead Township, and Three in Inland Township. One problem with fences on Page 44, may want to revisit this issue. On Page 128, Minor Site Plan review, is it necessary to have all three requirements?

Report on MTA Seminar: Brief summary of the MTA seminar on Smart Strategies for LULU's. Also discussed was State Regulations concerning Mobile Homes.

21 July 2009, Letter to County Planning Commission: Correspondence was received in regards to a letter that was sent to the County Planning Commission in reference to a letter written by Dave Neiger (Attached).

Open Public Discussion: None.

Board Go Round: None.

Meeting Adjourn at 9:03pm.

Submitted by
Sharon Peregoy
JPC Recording Secretary

Approved by
Dan Moore
JPC Secretary