

**MINUTES**  
**Homestead Inland Joint Planning Commission**  
**Inland Township Hall**  
**September 17, 2014**

**1.) Call to Order**

Meeting was called to order by Chair Lehn at 7:00 PM.

The Pledge of Allegiance was recited.

Roll Call: Cathy Demitroff, Fred Poynor, Sean Lehn, Christy Andersen, Roger Hubbell, Richard Fast, Mary Miller, and Dan Moore were present. Mark Walmsley was excused

Staff present: Roger Williams, Zoning Administrator and Sara Kopriva, Recording Secretary.

There were 5 members of the public present.

**2.) Agenda**

Motion by Miller and seconded by Demitroff to approve the agenda as presented.  
Motion carried unanimously.

**3.) Approval of Minutes**

Motion by Miller and seconded by Moore to approve the minutes of the August 20, 2014 meeting with following changes:  
"Mary will to be absent and excused" because she was not notified of the meeting and  
"Roger Hubbell excused"  
Motion carried unanimously.

**4.) Public Input**

There was none.

**5.) Close Public Input: at 7:04 PM**

**6.) New Business:**

**a. Review of Ms. Saffron's letter to the JPC concerning Walt's Smoke House and Mr. Lanille's response to that letter.**

Letter dated July 20, 2014 was included for the Commission. Williams explained the history of the site. Ms. Saffron made a formal complaint in August and Williams went to the site to investigation. While on the site he did not see any violations. The following week a site visit was done and all conditions of the site plan were completed so a land use permit was issued for a home based business on September 10.

Ms. Saffron prepared a packet with violations concerning the zoning district, change of use permit from County, and land use permit issued in error.

Home based businesses are allowed in all zoning districts and he is establishing a business on an existing lot even if it is too small for the zoning district.

The Planning Commission acknowledged that it did appear that Walt was operating in violation of the Zoning Ordinance but has since complied.

There was discussion about location of mobile smokers. A condition of approval was the use of these to be remote as possible. It appears that Walt is not currently complying with that requirement. Walt said that he would move to the appropriate location and Williams would inspect.

Andersen left the table because of conflict of interest at 7:50 PM.

## **b. Sketch Plan from Christy**

Mr. Leman presented what he would like to do with his property. He would like to acquire Mr. Koon's property next to his and expand his business as well as provide housing for his workers. He is looking at affordable housing and storage condominiums in the Commercial district.

Andersen returned to the table at 8:00 PM.

## **7. ) Old Business**

### **a. Payment Vouchers**

Motion made by Demitroff and seconded by Lehn to pay vouchers present tonight. Motion carried unanimously.

## **8.) Reports**

### **a. Homestead Twp Board – Dan Moore**

Moore reported that bids for snowplowing have been sent out, gave bid for playground equipment to Rosa Excavation, and the board updated cemetery policy.

### **b. Inland Twp Board report – Mary Miller**

Miller reported that the Fire Department is writing grants for new equipment with help from grant writer, snowplow bids are going out, the ballfield has been vandalized by quads.

### **c. Zoning Administrator**

Williams reported that the ZBA removal of smoke from the definition was done in error, he relied on a court opinion that was incorrect.

## **9.) Open Public Discussion:**

There was none.

## **10.) Close Public Discussion**

## **11.) Board go around, discussion/announcements**

Fast reported that the village purchased a new truck.

Miller handed out a Benzie Summit brochure.

## 12.) Adjourn

Motion made by Demitroff and seconded by Miller to adjourn the meeting at 8:10 PM.

Respectively submitted by Sara Kopriva