



Planning Commission  
App. No. 038-2020-TA

## Zoning Text Amendment Homer Township



**Meeting:** July 1, 2020  
**Applicant:** Homer Township Zoning Commission (ZC)  
**Hearing:** July 14, 2020 (ZC)  
**Amendments:** Delete references to Section (§) 301-3 Outdoor Lighting  
 Add schools as Conditionally Permitted Uses in R-1 and R-2 Districts  
**Reviewer:** Rob Henwood  
**Recommendation:** **APPROVAL WITH MODIFICATIONS**

**Proposal:** In an email dated May 11, 2020 Mary Cuchna, Secretary to the ZC, requested that the Department of Planning Services review the following changes to the Homer Township Zoning Resolution:

1. Delete two references to § 301-3 Outdoor Lighting as the ZC deleted this section in March of 2019.
2. Add schools and other facilities used for educational purposes as Conditionally Permitted Uses in the R-1 Residential (§ 401-3) and R-2 Low Density Residential (§ 402-3) Districts.

New text is underlined, text to be deleted is shown as ~~strikethrough~~. Staff comments are shown as ***bold and italics***.

### SECTION 301-4 SITE PLAN REVIEW

#### B. Site Plan Application Requirements (*Amended 9/17/15*)

The site plan shall include the following requirements:

1. Completed application form,
2. Site plans, seven (7) copies, illustrating the following items and drawn to a legible scale:
  - f. Lighting Plan ~~—See Sec. 301-4C-5 (Eff. 5/30/18)—~~***Due to the deletion of Section 301-3 Outdoor Lighting in March 2019 from the Homer Twp. Zoning Resolution, the Homer Twp. Zoning Commission is now deleting this section.***

### SECTION 301-4C REVIEW STANDARDS

#### C. Review Standards

All site plan applications shall illustrate the following considerations: ...

5. A lighting plan shall be submitted as part of the site plan that includes information on the location and height of each lighting fixture and a photometric plan showing the proposed intensity levels of the lighting throughout the site in foot-candles. (Eff. 5/30/18)
  - a. The lighting plan shall indicate the minimum, maximum, and average intensity/illumination for the site.
  - b. The hours of use of the lighting fixtures shall be indicated on the plans.

- e. ~~The lighting plan shall demonstrate compliance with Sec. 301-3 Subsections A through D of this Resolution. *Due to the deletion of Section 301-3 Outdoor Lighting in March 2019 from the Homer Twp. Zoning Resolution, the Homer Twp. Zoning Commission is now deleting this section.*~~

**SECTION 401-3      CONDITIONALLY PERMISSIBLE USES R-2 RESIDENTIAL DISTRICT**

The Zoning Board of Appeals may issue conditional zoning permits for uses listed herein subject to Sections 801 and 802 of Article VIII and other sections of Article VIII referred to below:

- R. ~~Signs as regulated by Article VI of this Resolution. Schools, public or private, libraries, other facilities used for educational purposes are subject to Article VIII, Section 802, Subsections 101, 102, and 105. ...~~  
Y. Signs as regulated by Article VI of this Resolution.  
Z. Uses comparable to the above are subject to procedures and criteria as outlined in Article VIII, Section 803 of this Resolution.

**SECTION 402-3      CONDITIONALLY PERMISSIBLE USES  
R-1 LOW DENSITY RESIDENTIAL DISTRICT**

The Zoning Board of Appeals may issue conditional zoning certificates for uses listed herein subject to Sections 801 and 802 of Article VIII and other sections of Article VIII referred to below:

- H. Schools, public or private, libraries, other facilities used for educational purposes are subject to Article VIII, Section 802, Subsections 101, 102, and 105.

**Recommendation:** Planning Services staff recommends the Planning Commission **APPROVE** the proposed amendments to the Homer Township Zoning Resolution.