

**Columbia Township  
Planning Commission Meeting Minute  
January 13, 2014  
CORRECTED**

1) Call To Order

Chairman Roger Gaede called the meeting to order at 6:00 pm.

2) Roll Call McKay, Gaede, Reynolds, Jeffreys, Willerer. Jarvis arrived 7:30 pm. Mahr absent. Guest Mark Eidleson from Landplan.

3) Approve Agenda. Chairman Gaede asked to add item A. Status Report by Mark Eidleson and item B. Additional Zoning Materials, Wood Burning Heating Units and Wind, Solar Energy production.

Motion by Willerer to approve the agenda with the addition of items a and b. Motion seconded by McKay. Vote taken Ayes all Motion Passed.

4) Approve Minutes of January 7, 2014. Gaede correct spelling of motion first sentence. Motion by Willerer with the correction, seconded by McKay. Vote taken, Ayes All. Motion Passed.

5) Public Comments None.

6) Unfinished Business Chairman Gaede opened the review of the draft ordinance deferring to Mark Eidleson to conduct meeting reviewing minutes and changes from previous meetings. Started with minutes from the November 19, 2013 meeting. Discussion held with the following approved by the members.

**Table 3-4 Pg 3-4 Take foot note 5 off Front Yard Setback of RS, RLS and RU Zoning Districts. Add foot note 4 to each cell.**

**Zoning Districts RS, RU, R-MF and C-1 30,000 sqft minimum lot size Mark to check with Health Dept for clarification and rules pertaining to septic field requirements.**

Questions raised by Kathy Hyatt were discussed.

**Change Lakefront Surban Residential to Lake Suburban Residential.**

**Change Foot Notes to capital letters on table 3-4.**

Height Exceptions explained.

**Section 4.4B General Site Development Standards and Waivers can't be changed from Township Board to Planning Commission.**

Conforming use explained.

December 3, 2013 minutes

**Pg-2**

Section 6.3 pg 6-1 A item 2 **Existing not needed.**

Section 6.4 A item 4 c. **Take out hard to monitor and enforce.**

December 10, 2013 minutes.

Section 20.2 A. **Discretionary Approval Explained also part of Zoning Enabling Act.**

Section 20.4 Essential Services **Explained**

Section 20.6 A 1 **Mark to rewrite 750 sqft minimum floor area.**

Item 9 **Mark to rewrite to clarify all sides.**

Section 20.7 A **addition of items 4 and 5 Mark to rewrite.**

Section 20.8 items 3 & 4 **shared wall construction explained.**

December 17, 2013 minutes.

C Placement/Setbacks

**All non portable accessory bldgs shall have a 10ft side yard setback and 25ft REAR YARD setback.**

E Area and Lot Coverage

**Item 2 Change** to read in a Residential District or a residential lot

Item 2 RLS Districts

a. 2 **Do not change.**

7) New Business. Item A. Gaede asked that Mark Eidleson provided a status report concerning the Ordinance Rewrite to the Township Clerk or Supervisor who would provide same to the Township Board.

Item B. Gaede spoke concerning Wood Burning Heating Units and Wind/Solar Energy producing units ordinances that had been written by the Planning Commission and are they going to be added. Mark will check to be sure he has them and if not will contact the Township and get them.

8) Commissioners Comments None

9) Future Meetings **January 21 & 28 at 6:00 pm.**

**February 4 at 7:00 pm February 11 & 18 at 6:00 pm**  
**March 4, 11 & 18 at 6:00 pm**

**Pg-3**

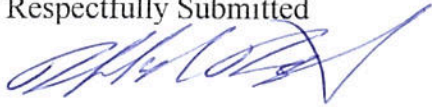
**Mark Eidleson will be at the March 25 meeting starting at 6:00 pm.**

Philip Reynolds informed Chairman Gaede he will not be available for the February 11 & 18 meetings.

10) Public Comments None

11) Adjournment Motion by Jeffreys to adjoun seconded by Willerer. Vote taken Ayes All  
Motion Passed Adjourned at 9:10 pm.

Respectfully Submitted



Philip Reynolds

**Columbia Township  
Planning Commission Meeting Minute  
January 21, 2014**

- 1) Call to Order Chairman Roger Gaede called the meeting to order at 6:00 pm.
- 2) Roll Call Jarvis, McKay, Gaede, Reynolds and Willerer present. Jeffreys absent.
- 3) Approve Agenda Motion by Willerer to approve the agenda seconded by McKay. Vote taken Ayes All motion passed.
- 4) Approve minutes of January 13, 2014 McKay noted Pg 2 C Placement/Setbacks Front Yard should state Rear Yard, correction made. Gaede noted Zoning Districts should have a comma not a less than sign, correction made.  
Motion by Willerer to approve minutes with corrections, seconded by McKay. Vote taken Ayes All Motion Passed.
- 5) Public Comments None
- 6) Unfinished Business Chairman Gaede opened ordinance review meeting on pg 20-9 Section 20.16 Outdoor Residential Swimming Pools.

Discussion followed concerning all items **Section 20.16 A, Permit/Application and B Standards Approved as written.**

Section 20.17 Outdoor Display, Sales and Storage.  
**A Approved as written.**

**B Commercial Display and Sales Needs to be more flexible for Hardware Stores, Lawn Mower Sales and General Retail Sales ect.**

**C. Approved as written.**

Section 20.18 Site Condominiums  
**A, B, C, D, E, Approved as written**

**Item F. Roads Change Jackson County Road Commission to Jackson County Transportation Dept.**

**Items G & H Approved as written.**

Section 20.19 Outdoor Recreational Vehicle Storage in Residential Districts

Change to read The outdoor parking or storage of recreational vehicles, including watercraft, is permitted on a lot in a Residential District provided all recreational vehicles and watercraft on such lot shall be titled to the owner or leasee of the **residence** and shall have current state registration **and tags**.

**Remove the sentence starting with The Planning Commission may approve and ending with by the Planning Commission.**

Article 21 Definitions.

Section 21.1 Construction of Language **Section Approved as written.**

Section 21.2 Definitions

**Correct the following definitions**

**Adjacent remove or be nearby.**

**Condominium, Site: wherein in remove in.**

**Hotel/Motel transient automobile travelers Change automobile to vehicular vehicle.**

Review stopped at the bottom of page 21-6.

7) New Business None

8) Commissioners Comments Discussion concerning signs by Willerer and the number of Traffic Control signs in the area.

9) Future Meetings No Discussion

10) Public Comments None

11) Adjournment Motion by McKay to adjourn seconded by Willerer. Vote taken Ayes All Motion Passed. Adjourned 9:05 pm.

Respectfully Submitted



Philip Reynolds