

**Columbia Township
Planning Commission Meeting Minutes
October 15, 2013**

1) Meeting called to order at 6:00 pm by Chairman Gaede.

2) Roll Call. Jarvis, Mahr, Gaede, Reynolds, Jeffreys and Willerer.
Absent McKay.

3) Approve Agenda Motion by Willerer to approve the agenda seconded by Mahr. Vote taken
Ayes All. Motion Passed.

4) Approval of Previous Meeting Minutes of October 8, 2013.
Motion by Willerer to approve minutes seconded by Jeffreys. Vote taken Ayes All. Motion
passed.

5) Public Comments None.

6) Unfinished Business.

Chairman Gaede opened discussion of the Draft Ordinance dated September 23, 2013 beginning
with New Terms.

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2. New Terms **Should New Auto and Used Auto be added?**

3. Substantive Modifications:

d. **Please explain.**

Part 1 Relationship Between Draft Article 3 Districts and Current Ordinance Districts.

R-MHC Manufactured Housing Community **Should a district be used for Manufactured
Housing Subdivision?**

Table of Contents **Approved as written.**

Article 3 Zoning Districts, Regulations, and Map

Why is the Purpose not 3.1?

Section 3.1 Establishment of Districts

Agricultural Districts **Approve as written**

Residential Districts Approved as written.

Commercial Districts Please move GO General Office District to top of Commercial District List, to read GO C-1 C-2 C-3.

Industrial District.

Why no classification for Heavy Industrial District?

Section 3.2 Zoning District Map

A. B. C. Approved as written.

Section 3.3 Purposes of Zoning Districts

Table 3-1

All Districts Approved as written.

AG-1 Agricultural District. Please add Recreation and Open Space uses.

Residential Districts

RR, RS, RU Approved as written.

RLS Suburban Lake Residential Please add Front to Suburban Lakefront Residential.

R-MF Multiple Family Approved as written.

R-MHC Manufactured Housing Community Does it need to include Mobile Home Subdivision and Modular Housing?

Commercial Districts Move GO General Office to the top than C-1 C-2 C-3. Item 4 move to 1 and 1 to 2 and 2 to 3 and 3 to 4.

Industrial Districts

I-1 and I-2 please explain low intensity, what does it mean? Should there be a Heavy Industrial? Building size is how many sqft?

Other Districts Approved as written.

Section 3.4 Interpretation Of District Boundaries

A. Change application, to the Planning Commission not the Zoning Board of Appeals.

1. 2. 3. 4. Approved as written

5. **How do we better determine Shoreline Location?**

6. **Approved as written.**

3.5 Permitted Uses in Zoning Districts

A. and B **Approved as written.**

1. Uses Permitted by Right: **Approved as written**

2. Special Land Uses: **Take out "but could present potential injurious effects upon such primary uses and structures within the District."**

C. Accessory Uses: **Approved as written.**

D. Prohibited Uses;

1. and 2. **Approved as written.**

Section 3.6 Site Development Requirements of Zoning Districts.

A. **Approved as written.**

No B.

C. **Please explain?**

D. E. F. **Approved as written.**

Section 3.7 Special District Provisions

A. **Manufactured Housing Community District (R-MHC) shall take action on the preliminary plan within sixty (60) days reduce to 30 days???**

1 and 2 **Please Explain.**

7) **New Business None.**

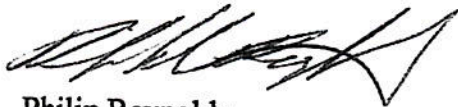
8) **Commissioner Comments Mahr need to correct her email address to read tmahr@yahoo.com.**

9) **Future Meetings Next meeting to be October 22, 2013 at 6:00 pm.**

10) Public Comments None

11) Adjournment Motion by Willerer to adjourn, Seconded by Jarvis. Vote taken, Ayes All. Motion Passed. Adjourned at 9:00 pm.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Philip Reynolds', written in a cursive style.

Philip Reynolds