

**Columbia Township  
Planning Commission Meeting Minutes  
October 20, 2015**

- 1) Meeting called to order by Chairman Gaede at 6:00 pm
- 2) Roll Call Jarvis, Mahr, McKay, Gaede, Reynolds and Eillerer. Jeffreys late 6:15 pm. Guests, Jeff Simpson and Mark Eidelson.
- 3) Approve Agenda Motion by Reynolds to approve the agenda seconded by Jarvis. Ayes All Motion Passed.
- 4) Approval of Previous Meeting Minutes September 15, 2015. Motion by Reynolds seconded by Willerer to approve the minutes. Ayes All Motion Passed.
- 5) Public Comments None
- 6) Zoning Ordinance Review Chairman Gaede opened he meeting and turned the discussion over to Mark Eidelson. Mark gave a short overview and discussion turned to previous meeting minutes. The minutes of September 1, 2015 detailing requested changes was approved by Mark and incorporated.

September 8, 2015 minutes. Discussed concerning Golf Courses being allowed as a special use in districts R-LS, R-MF and R-MHC. **The commission agreed to leave as written in draft ordinance.**

September 15, 2015 minutes. Discussion held concerning **the addition of Indoor/Outdoor** being added to Heading in Section 7.22. **Mark will make the addition.**

Discussion held concerning "Tiny Houses". Mark spoke about the pros and cons concerning the addition of ordinances regulating Tiny Houses. The commission after much discussion agreed at this time Tiny Houses are regulated some, but will address at a later date if problems should arise.

Mark spoke about the latest Supreme Court Ruling concerning signs and that they cannot be content regulated. **Mark will have a revised ordinance for our review the week of November 1, 2015.**

Discussion held concerning Fencing in section 11.8 and 20.14. **Mark will add, see section 20.14 in section 11.8** to eliminate confusion.

Zoning Map Review. Members studied the Draft Zoning Map with the following requests aand suggestions.

- A) **Add street names where possible without crossing into different Zoning Districts.**

**Pg-2**

- B) **Change Multi Family Zoning area at corner of Pleasantview Rd and North Shore Rd to AG.**
  - C) **Add Footnote to bottom of map stating 1. In the case where the northern RS District boundary along the north side of Jefferson Road, between Hyde and Ocean Beach Roads, does not correspond to a lot line, the boundry shall be construed to extend 200' north of the Jefferson Road right-of-way.**
  - D) **Colors Lite yellows need to have strips added or changed in some way to be able to distinguish from others.**
  - E) **At the North East corner of Clark Lake between North Lake Rd and the Bendele Property # 326-021-00 please make an insert to help clarify area**
- 7) Commissioners Comments None
- 8) Future Meetings **November 17, 2015 at 6:00 pm, and December 1, 2015 at 7:00 pm**  
this meeting will be attended by Mark Eidelson.
- 9) Public Comments None
- 10) Adjournment Motion by Reynolds to adjourn seconded by McKay. Ayes All Motion Passed adjourned at 8:30 pm.

Respectfully Submitted



Philip Reynolds

**From:** landplanning@comcast.net  
**To:** Flip Reynolds  
**Sent:** October 21, 2015 at 9:49 AM  
**Subject:** zoning map note  
Flip, the wording for the zoning map note is as follows:

#####

Clarification Notes for Zoning Map:

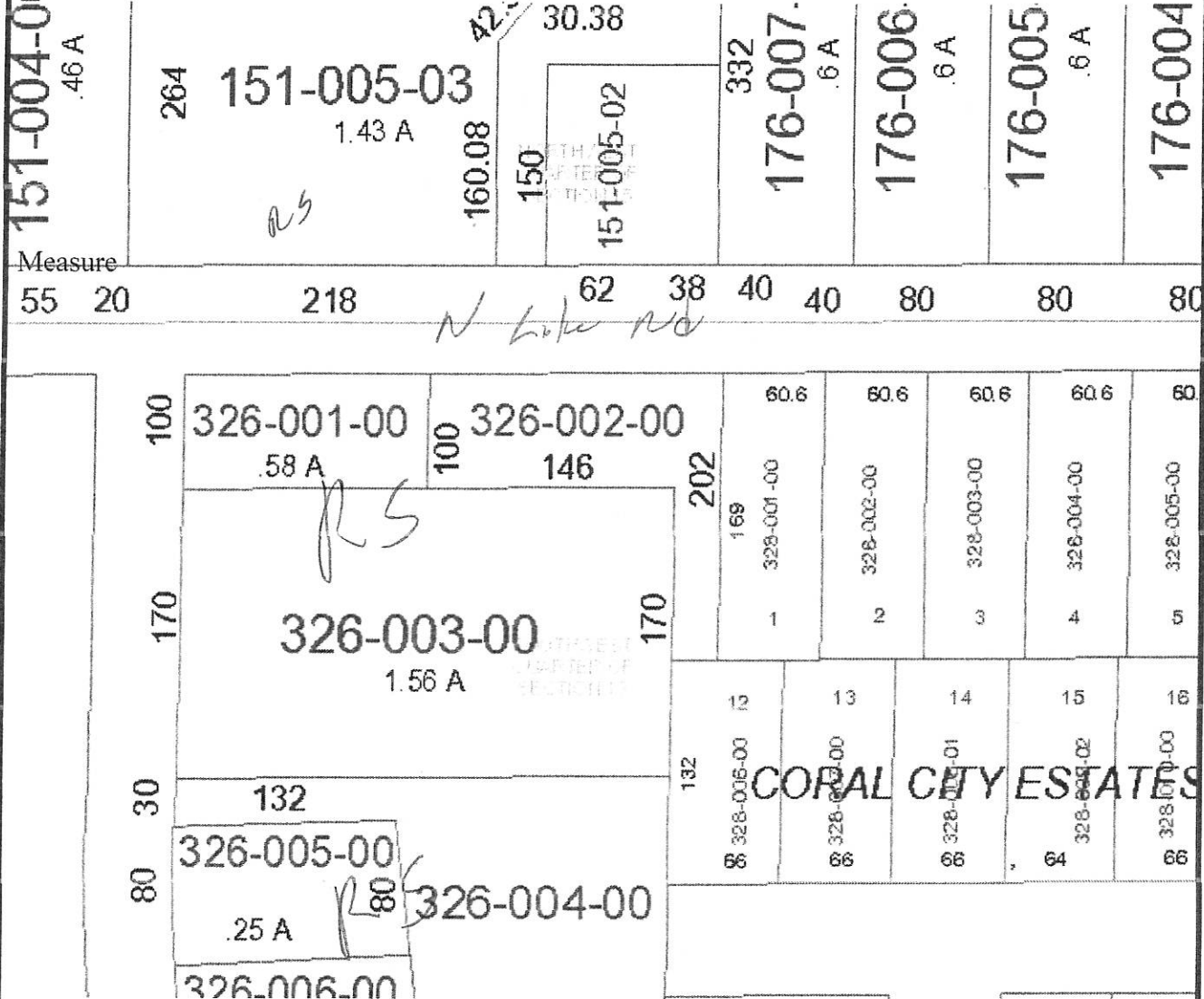
1. In the case where the northern RS District boundary along the north side of Jefferson Road, between Hyde and Ocean Beach Roads, does not correspond to a lot line, the boundary shall be construed to extend 200' north of the Jefferson Road right-of-way.

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If you have any questions, call me on my cell 517.881.6902.

Mark A. Eidelson, AICP  
President, Landplan Inc.  
PO Box 313  
Okemos, MI 48805-0313  
www.landplan-eidelson.com  
517.347.2120

**PARCEL DATA SHEET - PARCEL ID: 000-19-15-326-021-00**



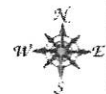
OWNER NAME B & M BENDELE INC  
 OWNER ADDRESS PO BOX 52  
 CEMENT CITY MI 49233  
 HOMESTEAD 0%  
 PARCEL ADDRESS 3517 OCEAN BEACH RD  
 CLARKLAKE MI 49234  
 PROPERTY CLASS 201 - COMMERCIAL  
 STATUS Active  
 ACREAGE 1.45 Acres  
 GOV'T UNIT Columbia  
 TAX UNIT Columbia  
 SCHOOL DISTRICT COLUMBIA SCHOOL  
 LIBER/PAGE 1945-648

	2013	2014	2015
TAXABLE VALUE	\$84,923	\$86,281	\$87,661
ASSESSED VALUE	\$107,400	\$114,400	\$119,100

TAX DESCRIPTION  
 A PCL OF LD IN GOV'T LOT 1 IN SEC 15 DESCD AS BEG IN E LN OF OCEAN BEACH RD AT INTERSECTION OF S 1/8 LN OF SD SEC TH NLY ALG E LN OF SD RD 200.25 FT TO A PT WH IS PL OF BEG OF THIS DESCN TH N 68DEG 44'E 528 FT TH NWLY PAR WITH ELY LN OF OCEAN BEACH RD 120 FT TH S 68DEG 44'W 528 FT TH SELY ALG ELY LN OF SD RD TO BEG. SEC 15 T4S R1E 1.45A



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, timeliness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on October 13, 2015.



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**PARCEL DATA SHEET - PARCEL ID: 000-19-15-326-021-00**



OWNER NAME B & M BENDELE INC  
 OWNER ADDRESS PO BOX 52  
 CEMENT CITY MI 49233  
 HOMESTEAD 0%  
 PARCEL ADDRESS 3517 OCEAN BEACH RD  
 CLARKLAKE MI 49234  
 PROPERTY CLASS 201 - COMMERCIAL  
 STATUS Active  
 ACREAGE 1.45 Acres  
 GOV'T UNIT Columbia  
 TAX UNIT Columbia  
 SCHOOL DISTRICT COLUMBIA SCHOOL  
 LIBER/PAGE 1945-648

	2013	2014	2015
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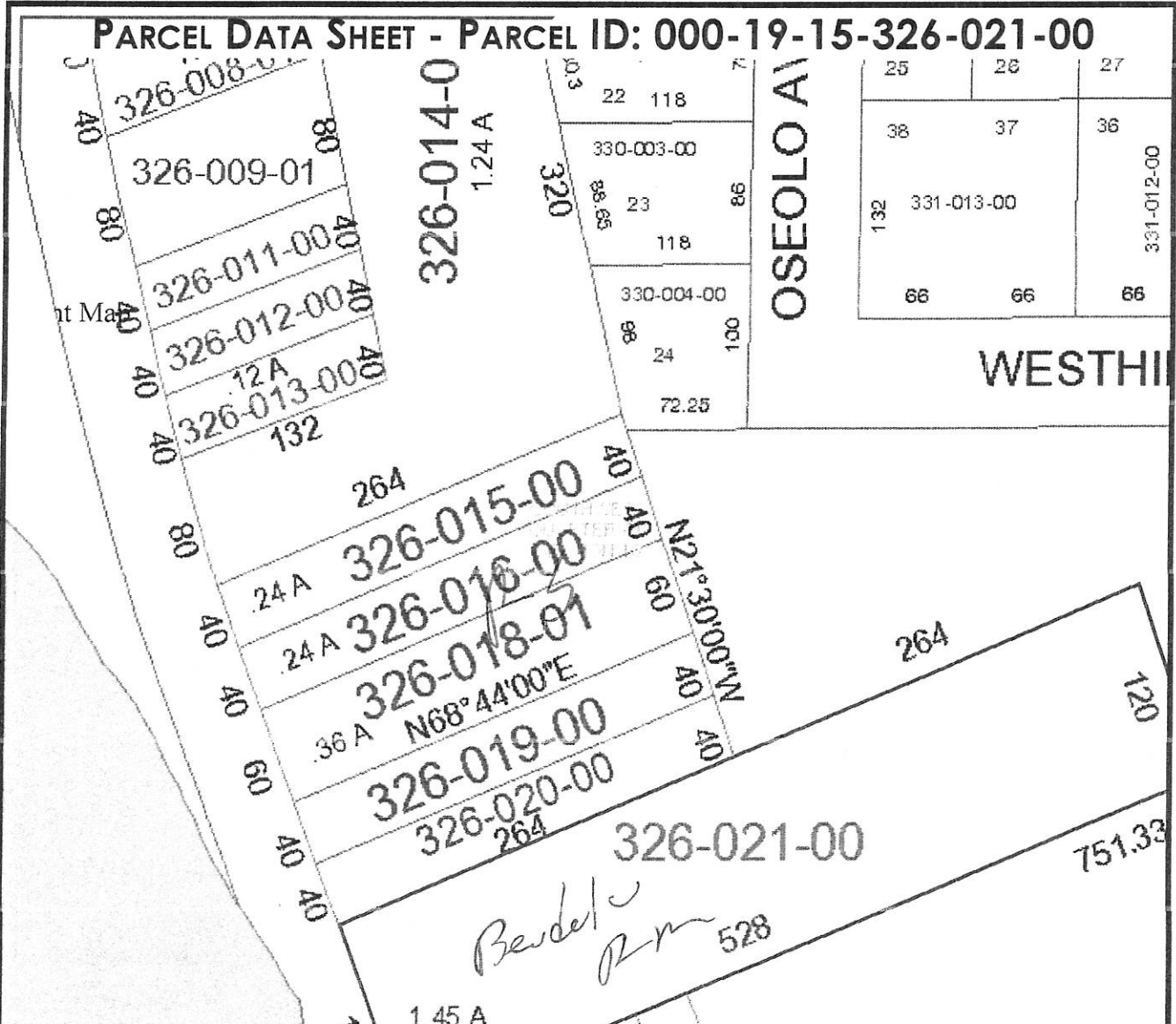


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3

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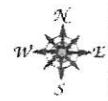


OWNER NAME B & M BENDELE INC  
 OWNER ADDRESS PO BOX 52  
 CEMENT CITY MI 49233  
 HOMESTEAD 0%  
 PARCEL ADDRESS 3517 OCEAN BEACH RD  
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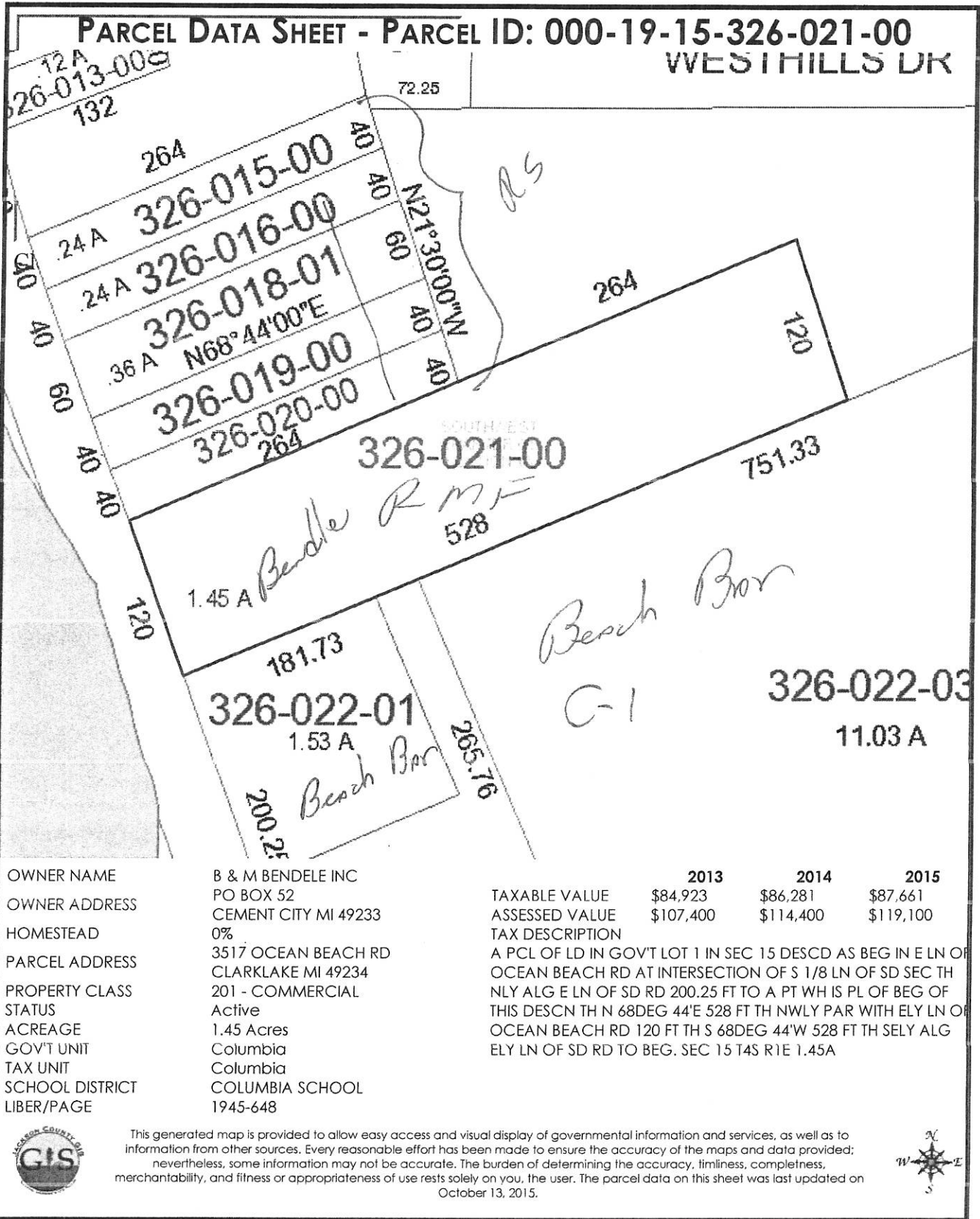
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(4)



OWNER NAME: B & M BENDELE INC  
 OWNER ADDRESS: PO BOX 52, CEMENT CITY MI 49233  
 HOMESTEAD: 0%  
 PARCEL ADDRESS: 3517 OCEAN BEACH RD, CLARKLAKE MI 49234  
 PROPERTY CLASS STATUS: 201 - COMMERCIAL, Active  
 ACREAGE: 1.45 Acres  
 GOV'T UNIT: Columbia  
 TAX UNIT: Columbia  
 SCHOOL DISTRICT: COLUMBIA SCHOOL  
 LIBER/PAGE: 1945-648

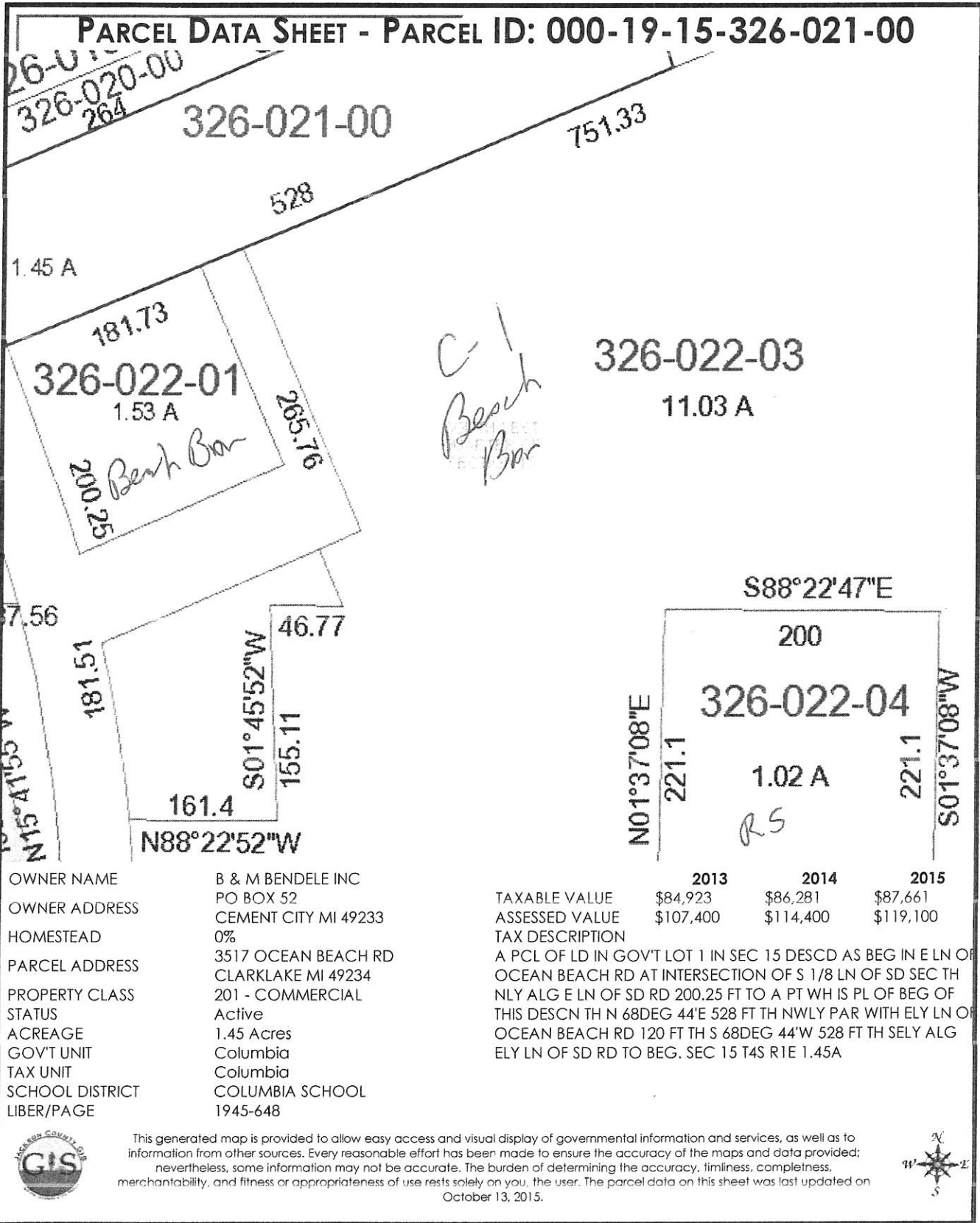
	2013	2014	2015
TAXABLE VALUE	\$84,923	\$86,281	\$87,661
ASSESSED VALUE	\$107,400	\$114,400	\$119,100

TAX DESCRIPTION: A PCL OF LD IN GOVT LOT 1 IN SEC 15 DESCD AS BEG IN E LN OF OCEAN BEACH RD AT INTERSECTION OF S 1/8 LN OF SD SEC TH NLY ALG E LN OF SD RD 200.25 FT TO A PT WH IS PL OF BEG OF THIS DESCN TH N 68DEG 44'E 528 FT TH NWLY PAR WITH ELY LN OF OCEAN BEACH RD 120 FT TH S 68DEG 44'W 528 FT TH SELY ALG ELY LN OF SD RD TO BEG. SEC 15 T4S R1E 1.45A



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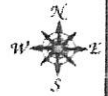




OWNER NAME: B & M BENDELE INC  
 OWNER ADDRESS: PO BOX 52, CEMENT CITY MI 49233  
 HOMESTEAD: 0%  
 PARCEL ADDRESS: 3517 OCEAN BEACH RD, CLARKLAKE MI 49234  
 PROPERTY CLASS: 201 - COMMERCIAL  
 STATUS: Active  
 ACREAGE: 1.45 Acres  
 GOV'T UNIT: Columbia  
 TAX UNIT: Columbia  
 SCHOOL DISTRICT: COLUMBIA SCHOOL  
 LIBER/PAGE: 1945-648

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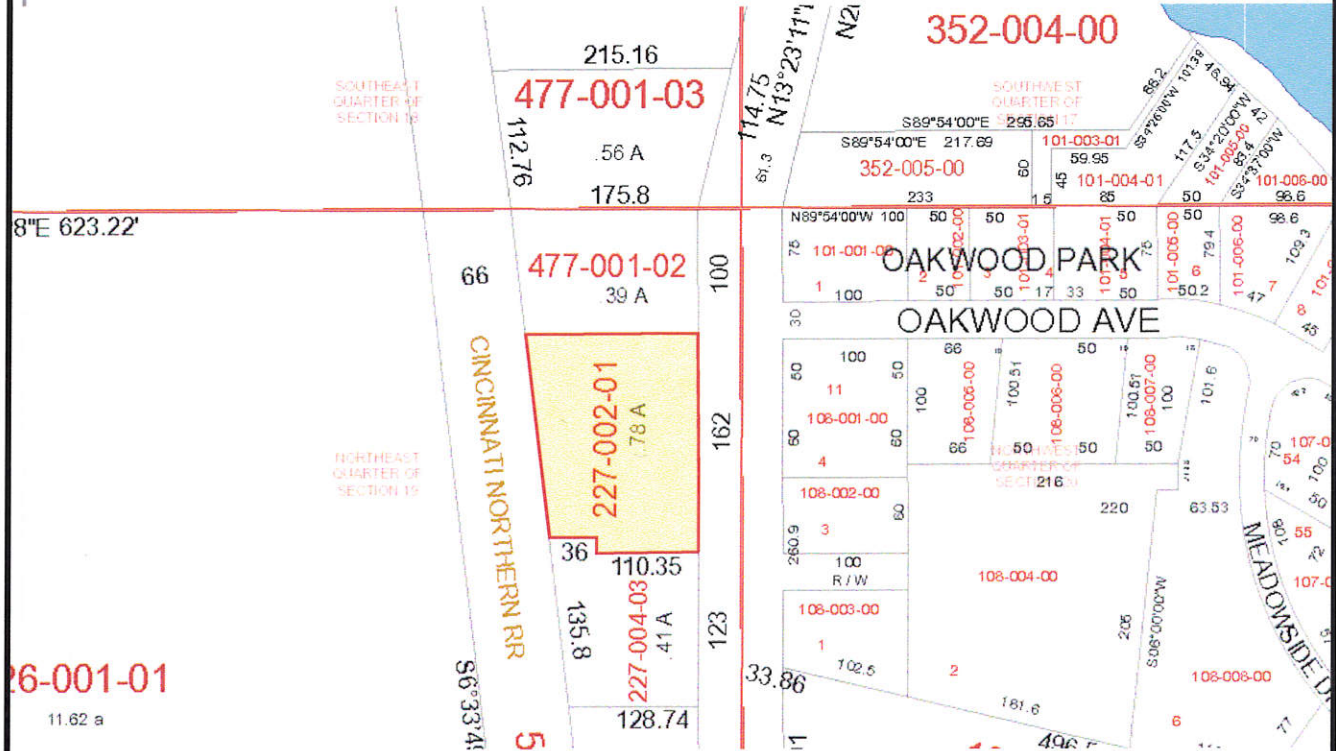
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# PARCEL DATA SHEET - PARCEL ID: 000-19-19-227-002-01



OWNER NAME	SUNFLOWER HOLDINGS LLC	2013	2014	2015	
OWNER ADDRESS	321 OAKWOOD	TAXABLE VALUE	\$102,400	\$98,348	\$98,100
HOMESTEAD	CLARKLAKE MI 49234	ASSESSED VALUE	\$102,400	\$101,400	\$98,100
PARCEL ADDRESS	210 HYDE RD	TAX DESCRIPTION	THE S 162 FT OF THE N 262 FT OF THAT PART OF NE1/4 LYING E OF ELY R/W LN OF CNRR ALSO COM AT A PT ON THE E LN OF SEC 19 262 FT A OF NE COR OF SD SEC TH W 110.35 FT M/L TO A PT THAT IS 36 FT E OF THE ELY ROW LN OF THE CENCINNATI NORTHERN RAILWAY TH S 12 FT TH E TO THE E LN OF SEC 19 TH N ALG SD E SEC LN TO POB .78A M/L SEC 19 T4S R1E SPLIT ON 06/15/2006 FROM 000-19-19-227-004-00; SPLIT ON 02/06/2008 FROM 000-19-19-227-002-00 AND A PORTION OF 000-19-19-227-004-01;		
PROPERTY CLASS	201 - COMMERCIAL				
STATUS	Active				
ACREAGE	0.78 Acres				
GOV'T UNIT	Columbia				
TAX UNIT	Columbia				
SCHOOL DISTRICT	COLUMBIA SCHOOL				
LIBER/PAGE	1979-425				



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