

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

- 1) Call to Order Chairman Roger called the meeting to order at 6:00 pm.
- 2) Roll Call Mahr, McKay, Gaede, Reynolds and Willerer present. Absent Jarvis and Jeffreys.
- 3) Approve Agenda Mahr made motion to approve the agenda with the following change add item 8a, Next Meetings. Motion seconded by Willerer. Ayes all motion passed.
- 4) Approval of Previous Meeting Minutes September 2, 2014. Motion by Mahr to approve the minutes for September 2, 20, with the following changes after Willerer add a period and correct the spelling of adjournment. Motion seconded by Willerer. Ayes All motion passed.
- 5) Workshop Chairman Gaede opened meeting for discussion and corrections of the revised Ordinance Draft received from LandPlan dated September 26, 2014.

Cover Page **Ordinance No shall be 2 and on Pg 1-1 Ordinance No shall be 2.**

Section 2.2 item A 1 questioned by Kathy, this only pertains to bldgs. and structures to be built.

Section 2.2 item C 1 change to read demolition of any **portable** building or structure.

Section 2-3 item 6 change to read The Zoning Administrator shall **provide a written report or attend** meetings of the Planning Commission, ZBA, and Township Board.

Section 2.4 item B 4 Change to read including lakes and streams **abutting or traversing property.**

Table 3-2 pg 3-6 Uses of a Primarily Commercial, Business or Industrial Character #5 Day Care Centers **allow in Ag District as a Special Land Use.**

Table 3-3 pg 3-8 Uses of Primarily Agricultural, Outdoor Recreation, Marinas **allow in C-1 as Special Land Use, and in C-2 Use permitted By Right.**

Table 3-3 Pg 3-9 Uses of a Primarily Commercial or Business Character1 Sale and rental of new or used cars, boats, mobile homes, farm machinery, and other vehicles and items intended for tow **allow in I-1 as Special Land Use.**

Table 3-4 pg 3-12 Zoning District RLS Minimum Lot Area **change 30,000 sq ft without SS to 15,000. Remove 110ft forTFD from Minimum Lot Width and Frontage.**

Section 4.4 B pg 4-2. General Site Development Standards and Waivers.

Why was Planning Commission replaced by Township Board through out the whole Section????

Section 20.14 item 1. Change as follows in any side or rear yard **the fence may be solid.**

6) Public Comments None

7) Unfinished Business None

8) New Business None

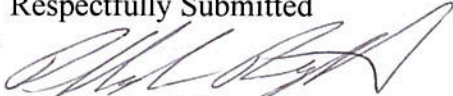
8a Meeting Dates **Change November 4th meeting to November 5th Due to Elections.**

9) Commissioner Comments None

10) Public Comments None

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

Respectfully Submitted



Philip Reynolds

**Columbia Township
Planning Commission Meeting Minutes
September 2, 2014
CORRECTED**

- 1) Call to Order Chairman Gaede called the meeting to order at 7:00 pm.
- 2) Roll Call Mahr, McKay, Gaede, Reynolds, Willerer present. Jarvis and Jeffreys absent.
- 3) Approve Agenda Motion by Mahr to approve the agenda seconded by McKay. Ayes All Motion passed.
- 4) Approve Minutes of the August 12, 2014 meeting. Mahr noted spelling corrections and grammar, changes made. Motion by McKay to approve the minutes of August 12, 2014 with corrections , seconded by Willerer. Ayes All Motion passed.
- 5) Public Comments Mr John Calvert living at N. Shore Dr addressed the Board concerning a possible Multiple Family Residence being built on N Shore Dr. He questioned the Board about what was the road and lake front footage required for such a development. Discussion followed and he was given a copy of the land requirements for building from the current zoning ordinance.
- 6) Unfinished Business Gaede brought up the question of what is the definition of a Portable Building or what makes it portable. Discussion held. Members suggested a definition is needed in the new ordinance.
- 7) New Business None.
- 8) Commissioner Comments Willerer spoke about the guide for building heights and side yard variances proposed by McKay. Much discussion followed concerning bldg. heights and where measurements for side yard variances should be taken to. Members suggested that Elevation Drawings must show All overhangs and any protrusions from the structure walls be noted and considered when considering a variance. Members also suggested that Elevation Drawings be required and included on the check list for variance requests. **All Variance Requests must have Elevation Drawings and a letter stating why a variance is being requested per the Ordinance Book item 10.3.**
- 9) Future Meetings Have already been set.
- 10) Public Comments None.

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11) Adjournment Motion by Reynolds to adjourn seconded by Willerer. Ayes All Adjourned at 8:00 PM

Respectfully Submitted

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

Philip Reynolds