

**Columbia Township
Planning Commission Meeting Minutes
October 22, 2013**

- 1) Meeting called to order at 6:00 by Chairman Roger Gaede.
- 2) Roll Call Jarvis, Mahr, McKay, Gaede, Reynolds and Willerer.
Member Jeffreys absent. Guest Mark Eidleson
- 3) Approve Agenda Motion by Reynolds to approve the agenda, seconded by Gaede. Vote taken
Motion Passed.
- 4) Approve Minutes. Motion by Willerer to approve the minutes of the October 15, 2013
meeting with the following changes, add an s to Comments under Commissioner Comments,
add EDST after 6:00 pm, correct numbering adding item 10 and 11, seconded by Reynolds.
Vote taken, Ayes All Motion, Passed.
- 5)Public Comments None
- 6) Unfinished business. Chairman Gaede opened meeting by deferring to Mark Eidleson to
review all meeting minutes and make corrections as approved.

Mark opened by stating the changes requested by the commission will be made, but the
commission will be instructed when it is not the correct thing to do.

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Ordinance No. Discussion held and **Ordinance No will be used for simplicity on the cover
page.**

Page 1-1 Explain colon after Board Ordains and what comes after it. Discussion held and the
colon use is a common practice. Colon remains.

Section 1.2 Purpose Discussion held **leave As Written.**

Section 2.2 A Delete the word **any.**

Section 2.2 C make change to sentence to read **and is two-hundred (200) square feet in area or
less.**

Clarify 200 sqft or less, is it floor area or outside dimensions? Discussion held. **The 200 sqft will
be as measured on the exterior of the structure.**

How many 200sqft blds can be built on the same property? **Item will be addressed at a later.**
Item 4 Above Ground Pools Exempt. **Pools will not be exempt and guide lines will be written.**

Section 2.4 Zoning Permit Application and review Procedures. Discussion held. Mark explained only the Zoning Administrator should advise the public and zoning questions. **Office Representative will be replaced with Township Office.**

Item 6 Discussion held, shall read **In any case where a Zoning Permit or other approval requested under this Ordinance is refused the reasons shall be provided to the applicant in writing by the Zoning Administrator.**

B Single Family and two family Dwellings/Plot Plan Approval.

Accessory Structures defined in Article 21

1 a Add including **but not limited to** County Health Department.

Item 10 Add Fire Lane set backs. Discussion held, Mark against adding, **Draft will delineate all set backs.**

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Section 2.4 Changes approved **Township Office added.**

Section 2.3 Single Family and Two Family Dwellings/Plot Plan Approval.

3 Discussion held **Working days changed to read Calendar Days**

Section 2.7 Timely Action

4 Applications Requiring Zoning Board of Appeals Action. Discussion held **changed to Sixty (60) days and remove Where a Public Hearing is required.**

Section 2.6 Performance Guarantee

A Discussion Held Take out **bank** in last sentence.

Section 2.9 Site Inspections Discussion held **change molest to interfere.**
Add at end of paragraph **at owners expense.** Mark will research.

Section 14.3 Review Procedures

B Final Site Plan Application Submittal, Distribution and Data.

Discussion held **change back to twenty (20) calendar days.**

Revise that Applicant will submit all plans to County and State Agency's, not the Zoning Administrator.

2 Site Plan Information

r federal, state, **add county** and local permits required if any.

D Approved Site Plans Discussion held **Approved as written**

Section 14.4 Site Plan Approval Standards

B General Site Plan Approval Standards

Discussion held **item 9 add a list of all permits required and who is the approving authority.**
Item 6 **Change spelling of were to where.**

Section 14.6

A Site Plan Changes

1. Major Changes: **Approved as written.**

2. Minor Changes: Discussion held add **and state and county agency's** to the last sentence.

Section 15.2 Review Procedure

A Application Discussion held **add or Township Office.**

Section 15.5 Changes

B Use or Activity

Discussion held **add greater than** two-hundred (200) square feet.

Section 15.5 vs. 14.6 explained and approved as written.

Section 15.6 Approval Standards

Corrected numbering. Explain Excessive Mark explained and no other word available.
Article 7 coming.

Section 15.7 Expiration

Discussion held **approved as written**

7) New Business None

8) Commissioner Comments None

9) Future Meetings Next Planning Commission meeting will be October 29, 2013. at 6:00 pm.

Future meetings will be November 12th, 19th and 26th. December 3rd, 10th, 12th and 17th.

Mark Eidleson will attend the October 29th meeting the November 26th meeting and the December 12th meeting.

10) Public Comments None

11) Adjournment Motion by McKay to adjourn seconded by Willerer. Vote taken Ayes all Motion Passed Adjourned at 8:55 pm.

Respectfully Submitted

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

Philip Reynolds