

**Columbia Township
Planning Commission Meeting Minutes
November 17, 2015**

- 1) Call to Order Chairman Gaede called the meeting to order at 6:05 pm.
- 2) Roll Call Jarvis, Mahr, McKay, Gaede, Reynolds, Willerer Present Jeffreys late 6:25 pm. Guest Jeff Simpson.
- 3) Approve Agenda Motion by Reynolds to approve the agenda, seconded by Mahr. Ayes All Motion Passed.
- 4) Approve Minutes of October 20, 2015. Motion by Mahr to approve the minutes with the following corrections spelling of Willerer item 2 and spelling correction of the item 6. Seconded by McKay. Ayes All Motion Passed.
- 5) Public Comments None
- 6) Unfinished Business (Zoning Ordinance Review) Chairman Gaede opened with a review of Eidelsons summary of changes to Section 9 Signs due to court ruling. Discussion followed concerning clarifications of changes.

Section 9.2 Definitions F -2 External illumination **remove the first sentence leaving only External illumination is not enclosed within the framing of the sign.** Helps to conform to section 9.3 C-3

Section 9.3 E-1c **remove E-1c sentence is a repeat of b.**

Section 9.3 E 10a **Question** Sports complex's (schools) where are they exempted in the ordinance weather permanent or temporary??

Question Why can't warning signs and no trespassing signs be put on walls and fences?

Section 9.2 K **spelling of advertising correct.**

Section 9.3 E7 Temporary Signs **Please explain confusing.**

Chart pg 9-6 Districts see Sec 4.1 for District Classification and Residential see sec 9.4 for dwellings please check and correct.

Section 9.9 A **spelling of advertising correct.**

McKay presented a zoning question exercise to see how friendly the new ordinances will be. The question asked was, I want to build a 200sq/ft or less bldg in a zoned Ag District or a Residential District where in the ordinance can I find it to be allowed or disallowed and in what district??

Board members went to the following Article 3 table 3-1, Section 20.8, Section 2.4b, Section 2.2c, Section 20.8 G1 Article 21 and finally Article 21.2. No definite answer other than the bldg is allowed with the approval of the Zoning administrator. What did we miss???? Not a simple answer.

ZONING MAP REVIEW CORRECTIONS

Yellows used for districts RLS and RU hard to see could one be changed to a Green or Dark Blue??

Township Park West End of Clark Lake change to RLS.

Raisin River in two locations, one is on the river and the other is on a lake south of the river.

Foot Note per Jefferson Rd please change abbreviation "ROW" to read Right of Way.

Please add a blow up of the West End of Clark Lake commercial district, Fire Station, Twp Park, Doyles, Post Office and the Wiesnuski's property.

Motion by Mahr to approve the above changes to the Zoning Map seconded by McKay. Ayes All Motion Passed.

- 7) New Business None.
- 8) Commissioners Comments Willerer reviewed the ZBA minutes.
- 9) Future Meetings **December 1, 2015 at 7:00 pm with Mark Eidelson.**
- 10) Public Comments None
- 11) Adjournment Motion by Reynolds to adjourn seconded by Jeffreys Ayes
All Motion Passed adjourned at 8:30 pm.

Respectfully Submitted



Philip Reynolds