

Columbia Township

Planning Commission Meeting Minutes

November 19, 2013

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

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

Jeffreys arrived at 6:15 pm.

3) Approve Agenda. Motion by Reynolds to approve the agenda seconded by Jarvis. Vote taken Ayes All motion Passed.

4) Approval of Previous Meeting Minutes November 12, 2013. Motion by Reynolds to approve the minutes from the November 12, 2013 meeting, seconded by Willerer. Vote taken Ayes All Motion Passed.

5) Public Comments None.

6) Unfinished Business Gaede opened meeting with a discussion pertaining to the Land Use Plan and Zoning along US 127 North and South of Jefferson Rd. Discussion held about used and new car sales and the location of same along US 127. Discussion held concerning the C-3 zoned districts along US 127. Gaede isn't comfortable with Auto Sales in the Industrial Districts. McKay discussed the following of the Land Use Plan and not just approving all requests that come along creating more Spot Zoning. Mahr discussed following Land Use Plan and that won't allow Boat or Car Sales on US 127. Discussion followed pertaining to Spot Zoning, Gaede stating we need to go back and correct the Land Use Plan and Zoning Plan.

Table 3-4 Pg 3-11 Site Development Requirements.

Under Zoning District headings Change RS to Residential Suburban, RLS to Residential Lakefront Suburban, RU to Residential Urban, R-MHC to Residential Manufactured Housing Community, R-MF to Residential Multiple Family, C-1 to Commercial Local, C-2 to Commercial General, C-3 to Commercial Highway Service, GO to General Office, I-1 to Industrial Light, I-2 to Industrial General.

RLS Residential Lakefront Suburban change Rear setback to 50ft, (was 25ft) add foot note 5 to 50ft. Front Setback remove foot note 5 from the 25 ft. Minimum Lot Width remove 110 ft. for TFD

Zoning Districts RS, RU, R-MF and C-1 why the 30,000 sq. ft. requirement when it was 15,000 on old ordinance????

General Office move before C-1

Footnotes for Tables 3-4 - Site Development Requirements.Pg 3-12

1, 2, a, b, c. **Approved as written.**

3 Height Exceptions

a Please explain setback, which one or all setbacks???

4 Approved as written.

5 Special Waterfront Setbacks. *Please rewrite as follows,*

In no case shall a structure be located closer than fifty (50) feet from the ordinary high water mark except that where there exists one (1) or more dwellings on waterfront lots located on one (1) or both sides of such lot, and where such dwellings are within one hundred (100) feet of such lot and such dwellings are less than fifty (50) feet from the ordinary high water mark. The required setback shall be the average setback of such existing dwellings measured from the ordinary high water mark.

6, 7, 8, a, b. 9. Approved as written.

Article 4 Planned Unit Development (PUD) District

Section 4.1, 4.2, 4.3, 4.4 A **Approved as written.**

Section 4.4 B General Site Development Standards and Waivers:

Change Township Board to Planning Commission.

~~1 Change Township Board to Planning Commission.~~

2 Approved as written.

3 Change Township Board to Planning Commission.

Section 4.5, 4.6 A, B, 1, 2, 3, 4 a & b **Approved as written.**

C Final Plan and Permit Issuance

1 Approved as written

2 Change County Road Commission to Department of Transportation.

~~3, 4 & a~~ **Approved as written**

Section 4.7 Phasing

A Approve d as written

Article 6 Non Conforming Lots, Uses and Structures

Section 6.1 Please explain or clarify Conforming Use

Section 6.2

A, 1 & 2 Approved as written

7) New Business None.

8) Commissioner Comments Willerer asked if a report was to be given to the Township Board.

9) Future Meetings Chairman Gaede questioned board members on availability for January and February meetings.

Tentative meeting dates for January are January 8th, 14th, 21st and 28th.

10) Public Comments None

11) Adjournment Reynolds motioned to adjourn seconded by Jarvis vote taken meeting Ayes All Motion Passed Adjourned at 9:03 pm.

Respectfully Submitted



Philip Reynolds