

**Columbia Township
Planning Commission Meeting Minutes
November 29, 2016**

- 1) Meeting called to order at 7:05 by Chairman Gaede.
Chairman explained the procedures for the meeting.
- 2) Roll Call McKay, Gaede, Reynolds Willerer present absent Jarvis, Mahr and
Jeffreys absent.
Guests Jeff Simpson.
- 3) Approve Agenda Chairman Gaede requested to change the agenda with the
following changes, add 3a Public Comments, 5a Close Public Hearing, 5b
Site Plan Review Dawsar Investments. Motion by Reynolds to accept
changes to agenda, seconded by McKay . Vote taken Ayes All Motion
Passed.
- 4) Approve minutes of September 6, 2016. Motion by Willerer to approve the
minutes of September 6, 2016 with the addition of his name as present,
seconded by Reynolds. Vote taken Ayes All Motion Passed.
- 5) Dawsar Investments Re-Zone additional property from AG-1 to C-3.
Willerer informed applicant that they could reschedule meeting due to not have a
full board present. Applicant declined to do so.

Chris Chrisenbary explained why zoning was required to put a 25,000 sqft addition
on to the existing building. Owner owns all property involved in the propertyline
readjustment.

Gaede questioned owner. Has the land been restaked by the DNR? Owner stated he
has the approval of the DNR and a paper stating there are no wet lands in that area.
Reynolds pointed out that the Topography Map shows the area elevation is 980ft
and the land to the south is at 977ft not a problem.

Public Comments on Rezoning. Darwin Honeywell spoke against the rezoning due
to wet lands in the area, flooding on his property to the south, how the land had
been tiled many years ago and is now flooding due to broken tiles and why was
pilings installed during the original construction. Questioned what can be put in C-
3 zoning. McKay explained what can go in C-3 zoning. Reynolds explained that
the property surrounding the new lot is already zoned C-3.

Darwin questioned the Water Purification Designation that the DNR had put on his property years ago.

Gaede explained that there is no Water Purification Designation for wet lands that he knows of.

Engineer explained No pilings have been used on the previous builds nor on the proposed new building.

5a) Public Hearing Comments Closed.

Some Board discussion followed.

Motion by Willerer to rezone the additional area as described and shown on the survey by Shepard Professional Surveying, P.C. dated September 15, 2016 (attached) to C-3 from AG-1 to be added to the 23.8 acres zoned C-3.

Motion seconded by McKay. Vote taken Ayes All Motion Passed.

5b) Site Plan Review for Dawsar Investments.

Chris Chrisenbary described the new addition of 25,000sqft. This is the third expansion to the bldg. since 1982. The bldg. will have approx. 12,000 sqft for packing of produce, additional new coolers, bathrooms, lunch room and loading unloading docks. All cooler equipment will be on the east end of the building away from neighbors and out of sight. Additional truck parking will be added. New driveways and traffic flow will be added. Letter from Drain Commission is being sent was supposed to be here already. All water run off from roofs and drives is going into the retention pond to the south and will be metered out to the county drain.

Gaude questioned the mud mat. It was stated that it is for construction to keep any mud from going onto the roadway.

Willerer questioned the owner Does he have any knowledge of any damage to any drain tile in the area of his property during the original construction? Owner stated he had No knowledge of damage to any tile on his property.

Willerer questioned equipment pad and what's on it. Chris stated refrigeration equipment.

McKay questione is this the Preliminary Site Plan or Final Site Plan? Chris asked that this be the Preliminary and Final Site Plan Review. McKay stated if this is Preliminary and Final Site Plan you need to follow and add to the drawings All Items in Section 6.5 to 6.8 that apply.

Wet Land approval letter must be included with plan.
McKay also stated that the buildings and grounds always look good.

Gaede questioned do you change fifth wheel, are you connected with NAFTA and what employment increase do you expect?
Owner stated they will not be changing fifth wheel locations because they load and unload their own trucks and know location. They will be having approx. 10 trucks per day no loading or unloading will be done at night. The drivers will pull trucks in and park and go home. They expect to hire an additional 15 employees.

Discussion held concerning time lines and can the Final Site Plan be completed prior to the December 6, 2016 meeting. Chris Chrisenbary stated that he would have them completed.

McKay made motion to Approve the Preliminary Site Plan with the inclusion of all items in 6.5 to 6.8 to be included on the Final Site Plan for the December 6, 2016 Planning Commission Meeting seconded by Willerer.
Roll Call Vote McKay Yes, Gaede Yes, Reynolds Yes, Willerer Yes Motion Passed.

- 6) Public Comments None
- 7) Next Meeting December 6, 2016 at 7:00pm
- 8) Future Meetings None
- 9) Adjournment Motion by McKay to Adjourn seconded by Reynolds Vote taken Ayes All Motion Passed Adjourned at 8:30 pm.

Respectfully Submitted



Philip Reynolds