

**Columbia Township
Planning Commission Meeting Minutes
December 17, 2013**

- 1) Call to Order. Meeting called to order by Chairman Roger Gaede at 6:00 pm.
- 2) Roll Call. Mahr, McKay, Gaede, Reynolds, Jeffreys and Willerer. Absent Jarvis.
- 3) Approve Agenda. Motion by Reynolds to approve the Agenda, seconded by Willerer. Vote taken, Ayes all. Motion Passed.
- 4) Approve Minutes of December 10, 2013. Discussion on minutes concerning Temporary Visitation. Motion by McKay to approve minutes, seconded by Reynolds. Vote taken, Ayes all. Motion Passed.
- 5) Public Comments None.
- 6) Unfinished Business. Chairman Gaede opened meeting to discussion on the draft review beginning with Section 20.8 B

Section 20.8 B Permit Required:

Discussion held, **Change one-hundred (100) square feet to two-hundred (200) square feet.**

C Placement/Setbacks:

Discussion held **Items 1 - 4 Approved as written.**

Mark, did commission change set back for accessory bldg any where to 5ft??? Please define Open Construction in ordinance.

D Height

Item 1 Please explain and does Right to Farm Act need to be included any where??

E Area and Lot Coverage

Discussion held.

Item 1, 2a & 2b please explain and commission agrees that it does not read well.

F Habitation of Accessory Buildings or Structures:

Correct 20.20.7 to read 20.7

G Prior to Principle Structure:

Discussion held.

Item 1 General: Approved as written.

Item 2 RLS Districts:

Discussion held.

Change or on a separate lot on the opposite side of the road **where any overlap would be adjacent** to the frontage of the lot

a **Approved as written.**

a1 **Approved as written.**

a2 **Change same to one ownership.**

b. **Approved as written**

c. **Please add in floor area per floor.**

H Items Prohibited as Accessory Uses and Structures:

Discussion held.

Item 1 **Approved as written.**

Item 2. **Is Ag Excluded??**

Item 3. **Approved as written.**

Section 20.9 Home Occupations

A Definitions:

Discussion held.

Item 1 **Approved as written.**

a. **Approved as written.**

b. **Please remove sentence beginning with Examples of Class 2 home occupation may include**

B Authorization: **Approved as written.**

1. Class 1 Home Occupation: **please add** upon the issuance of a zoning permit **by the Zoning Administrator**, and shall comply with

2. **Approved as written.**

C Standards:
Discussion held

Item 1, 2 and 3 **Approved as written.**

Item 4 **Take of out** the use or storage of explosive,

Item 5, 6 and 7 **Approved as written.**

Item 8 **Please add Class 1 & 2 Home Occupations must meet MDOT line of sight requirements for ingress and egress.**

Original Item 8 now becomes item 9.

8) Commissioner Comments Willerer concerned about Twp Board hiring a Zoning Administrator, without a Zoning Administrator the new ordinances will not be administrated as required. Reynolds said he has passed along the concerns of the commissioners to the Supervisor concerning the hiring of a Zoning Administrator and that one is going to be needed. Chairman Gaede presented the commission with a gift card to Wesco for all the work done during the past year, and thanked the commissioners.

9) Future Meetings **Planning Commission January 7th January 21st at 6:00 pm**
Planning Commission and Mark Eidelson January 13th at 6:00 pm.

February 4th at 7:00 pm quarterly meeting.

10) Public Comments None.

11) Adjournment Motion by Reynolds to adjourn, seconded by Jeffrey's. Vote taken Ayes All Motion Passed Adjourned at 9:05 pm.

Respectfully Submitted



Philip Reynolds