

**Columbia Township
Planning Commission Meeting Minutes
April 22, 2014**

- 1) Call to Order Meeting called to order by Acting Chairman Bob Willerer.
- 2) Roll Call Mahr, McKay, Willerer, Reynolds and Jeffreys Present. Absent Gaede and Jarvis.
- 3) Approve Agenda Motion by Reynolds to approve agenda seconded by Jeffreys. Ayes All Motion Passed.
- 4) Approval of Previous Meeting Minutes April 8, 2014. Motion by Mahr to approve minutes seconded by Reynolds. Ayes All Motion Passed.
- 5) Dunigan site plan review. Joe Dunigan reprehensive provided an over view of the project. Joe stated that the bldg would be 40ft by 60ft and used only for a showroom for the sale of pontoons boats and possibly storage in the winter months. Hours of operation would be 10 am to 5 pm Monday to Thursday and 11 am to 8 pm Friday and Saturday, 1 pm to 6 pm on Sunday during the summer months.

Reynolds asked if any offices would be in the building and Joe stated No.

McKay asked if the plan presented 24x36 Doc 1 was the final site plan from the engineer. Joe stated yes but the 8 1/2 X 11 has corrections that will be added to Doc 1.

Chairman Willerer Started at section 6.6 Criteria of Site Plan Review reviewing all criteria
Item 1 OK

Item 2 Reynolds asked if Arborvitae would be planted to protect the surrounding areas. Joe stated not at this time.

Willerer than read letters from Wilma Nichols 1422 Eagle Point Rd and Lynne Bentley 1446 Eagle Point Rd asking for Arborvitae to be planted on the property line. Letters of approval from the Drain Commissioner and Fire Chief were read.

Item 3, 4, 5, 6 OK

Item 7 Joe stated no hazardous materials will be stored or used.

Item 8, 9, 10 OK

Kelly Garrison 1416 Eagle Point Drive questioned entrances to the showroom. Joe stated that they will use only the existing roadway.

Item 11 Not in compliance but will be resubmitted with corrections.

Section 6.7 Information Required on Site Plan

Section 6.7

Item 1 Owners name need on Doc 1

McKay questioned the fact that the revisions on Doc 2 the 8 1/2 X 11 sheets were not on Doc 1 24 X 36 showing the outside lighting, parking spaces and signs and their location. Joe stated all items would be on Doc 1 as requested.

Mahr questioned lighting of sign. Joe stated that sign would be lighted from within and would only be on during business hours only.

McKay questioned out door lighting and that it needs to be pointing down ward and not towards the roads. The light pattern needs to be also on the site plan Doc 1.

Item 6, 7 OK

Item 8 on Doc 2 not on Doc 1 will be added.

Item 9 OK

Item 10 N/A

Item 11 Zoning classification on application needs to be on Doc 1.

Item 12 OK

Item 13 Need to add Location Map on Doc 1.

Item 14 OK.

B. Physical Features

Item 1, 2, 3 a, b, c, d, e, f, g, h OK

Items 4, 5, 6, 7 OK

Item 8 N/A

Item 9 OK

Item 10 need to add Entrance sign locations and size.

Item 11 OK

Item 12 Jackson Transportation had issued a letter at the previous hearings, Joe will provide a copy.

Item 13 and 14 OK

C Natural Features

All Items OK

General discussion held.

Mahr questioned cleaning (washing) of pontoons outside showroom or inside. Joe stated not to be done.

New Showroom will match existing building colors.

Dave Woodsum and wife at 1304 Eagle Point (condominiums) spoke in favor of project.

Mahr questioned Joe about a compromise on the plantings, Joe stated not at this time it all depends on the success of the operation.

It was brought up that the neighbors would help pay for trees, Joe stated that he would work with

the neighbors to allow them to plant trees at their expense.

Reynolds made motion to approve the Site Plan and that all revisions must be made to Doc 1 that are on Doc 2. Seconded by Mahr. Ayes All Motion Passed.

6) Public Comments None.

7) Unfinished Business None

8) New Business None

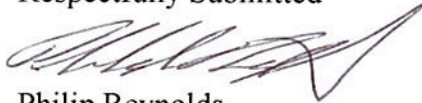
9) Commissioner Comments None

10) Future Meetings None

11) Public Comments None

12) Adjournment Motion by Reynolds to adjourn seconded by McKay. Ayes All Motion Passed.
Adjourned at 8:05 pm

Respectfully Submitted



Philip Reynolds