

**Columbia Township**  
Planning Commission Meeting Minutes  
Tuesday May 7, 2013

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

2) Roll Call Present McKay, Gaede, Reynolds, Willerer Mahr arrived 6:30 pm.  
Absent Jarvis.

3) Public Comment None

4) Approve Agenda Motion by Reynolds to Approve Agenda as presented, seconded by McKay.  
Vote taken Ayes All Motion Passed.

5) Approve Minutes of April 23, 2013 meeting. Motion by Willerer to change "Motion by Willerer to recommend the proposed Amendments #1 and #2 (attached) be forwarded to the Columbia Township Board for Approval (was action). Motion seconded by McKay to recommend the proposed Amendments and #2 be forwarded to the Columbia Township Board for Approval (was action). Also change "Gaede handed out Land Plan, ordinance revision document, (was hand out) " Motion seconded by McKay.  
Vote taken Ayes All. Motion Passed.

6) Work Shop

Gaede deferred meeting to Mark Eidelson from Land Plan who began at Pg 10 Zoning Map and Land Use Plan Map.

Discussion followed dealing with Zoning Map and Land Use Plan Map not agreeing to each other and that changes were needed. All members had various questions and suggestions concerning Zoning Map and Land Use Plan Map. Zoning Map and Land Use Plan Map not agreeing can cause legal problems during a rezoning request. Eidelson recommended that changes be made. Discussion followed per Land Use Plan reflects area rather than the Zoning Map. All members agreed that Zoning Map should reflect Land Use Plan Map.

Discussion of C-1, C-2 and C-3 Districts pertaining to Bldg Size and compatibility to area.

Discussion of Office District be established. Mahr discussed Office District restrictive for our Community. Further discussion of Office District by all members followed with members agreeing that a Office District would be beneficial to the Community.

Discussion of PUD Districts followed., there are presently three PUD Districts. Members discussed more and supported a new PUD District be established. Willerer commented that the new PUD District would give more flexibility to Zoning.

Discussion on Part V Articles 1, 2, 3 and 4 followed. McKay suggested that a standard should be established for bldg size and height. Members discussed issue. Willerer questioned use of the 1 to 1 and 3 to 1 rules for height. Members discussed issues pertaining to Articles 1, 2, 3 and 4 and agreed that All Articles needed to be updated and corrected. Mark will present a draft of changes for review by the members.

Discussion Section 4.5.5 items 1, 2, 3 and 4. Members had many concerns per a Accessory Structure size, location and construction. Reynolds spoke of the need to allow a Accessory Structure without a Principal Structure being on

the same property to be used to store garden or other equipment. All members had many idea's for size and how to regulate location and construction. Members agreed that flexibility is needed and that Gazebos and other similar structures need to be allowed. Eidelson to present a draft proposal for members to review.

Study session ended and meeting turned back to Chairman Gaede.

Chairman Gaede questioned next meeting dates and members agreed that June 4, 2013 at 6:00 pm and June 18 at 6:00 pm would be acceptable.

7) Public Comments None

8) Commissioner Comments Willerer suggested that in any future "WHOLE SALE REZONING OF RESIDENTIAL TO AGRICULTURE OR AGRICULTURE TO RESIDENTIAL THAT ALL THE PROPERTY OWNERS BE NOTIFIED BY MAIL AND NOT JUST IN THE NEWS PAPER."

9) Adjournment Motion by McKay to adjourn, seconded by Reynolds. Vote take Ayes All Motion to adjourn passed. Meeting adjourned at 9:45 pm.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Philip Reynolds", written in a cursive style.

Philip Reynolds