

Columbia Township  
Planning Commission Meeting Minutes  
Tuesday June 4, 2013

1) Meeting called to order at 6:05 pm by chairman Roger Gaede.

2) Roll Call, Jarvis, McKay, Gaede, Reynolds, Willerer.  
Mahr absent at roll call but arrived at 6:55 pm.

3) Public Comments, None.

4) Approve Agenda  
Motion by Reynolds seconded by McKay to approve agenda.  
Vote taken Ayes All. Motion Passed.

5) Approve Minutes of May 14, 2013.  
Willerer pointed out that in McKay's motion to recommend approval of Consumers Energy request that approval should not have a capital A, correction noted.  
Motion by Willerer to approve minutes with correction, seconded by McKay.  
Vote taken. Ayes All. Motion Passed.

6) Gaede opened workshop on zoning ordinance and deferred meeting to Mark Eidelson from Landplan. Mark started by stating the next meeting would be **June 18 at 6:00 pm** and deal with sign regulations. Mark then opened with discussion of Section 4.6 addressing the keeping of pets.  
Discussion followed by all members of the commission.  
Board members recommended to Mark that the keeping of animals in a Residential District should be expanded to include standards to minimize nuisance issues.

Discussion held on Article V Conditional Uses. Mark explained problems with Township Board final approval vs. Planning Commission final approval rather than a recommendation to the board. Much discussion followed by members. Members recommended that Mark change final approval process from the Township Board to the Planning Commission for Conditional Uses.

Conditional Use Appeals. Mark stated that most Townships prohibit appeals to the ZBA or Township Board. Discussion followed with members recommending that the new ordinance have appeals go to Circuit Court for appeal.

Site Plan Review/Approval Members discussed problems with present ordinance with delays for approval and need for simplification. Members recommended that new ordinance be written that gives final approval for Site Plans be the Planning Commission's responsibility. Preliminary Site Plan approval also is not clear. Mark recommends that Final Site Plan not be totally dependent on Preliminary Site Plan. Discussion held and members recommend that Preliminary and Final Site Plan review remain as is at this time.

Zoning Administrator. Discussion held and members recommended that the new Ordinance limit the Zoning Administrator's site plan approving authority to minor. The number of copies of a site plan was discussed and members delayed stating the number required to another meeting. Discussion held concerning section 6.14 and the fact that the site plan can be changed without requesting approval for change first. Members recommended that new

ordinance clearly state development of the site must comply with the site plan unless changes are approved first.

Article VII / Supplemental Regulations. Items A and B will be addressed later. Discussion held pertaining to Section 7.3.3 commercial vehicle parking. Members agreed that the ordinance should be tightened up for better control and recommended same to Mark for new ordinance.

Item d Article VII Discussion held and members agreed that item d should not be changed.

e Section 7.8(C) Regulation of Travel Trailers and RV's Discussion held no action taken or recommendation by the members.

Article VII f and g will be addressed at a later date. Mark did explain that there is no approval process for f and g.

Section 7.16 Home Occupations Discussion held, no clear guide lines exist and no regulation of accessory buildings unclear. After discussion members agreed that allowing home occupations in an accessory building and houses should be allowed with safe guards and conditions.

7.23 Storage of RV's Discussion held, members recommend that the new ordinance require a current registration on stored items and that only the property owner be allowed to store items on the property.

Article VIII/ Nonconformities

Section 8.2 Discussion held and members agreed to allow.

Section 8.3 Discussion held and it was agreed by the members that the foundation be excluded from the 50% replacement rule.

Section 8.3 B Discussion held members recommend that a Building permit be taken out with in one (1) year from the date of damage to building.

Section 8.7 Nonconforming Lots. Discussion held and the members recommend that the new ordinance state that a nonconforming lot may be used as permitted in the district provided that all setbacks and other applicable standards are met unless a variance is issued.

e Nonconforming Lots Discussion held . Members agree that one owner still has the right to apply to the ZBA and build on nonconforming lots if approval given.

f Substitution of a nonconforming use with another. Discussion held, members agree that officials should be allowed to approve lesser nonconforming uses.

Mark deferred meeting back to Roger Gaede.

7) Public Comments None.

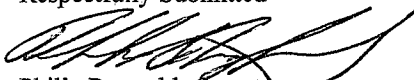
8) Commissioner Comments None

9) Adjournment

Motion by Reynolds to adjourn seconded by Willerer.

Vote Taken Motion Passed adjourned 10:00 pm.

Respectfully Submitted



Philip Reynolds Secretary