

Columbia Township
Planning Commission Meeting Minutes
August 12, 2014
Corrected

- 1) Call to Order Chairman Roger Gaede called the meeting to order at 6:10 pm.
- 2) Roll Call McKay, Gaede, Reynolds, Jeffreys, Willerer, Mahr late and Jarvis absent. Guest present Mark Eidleson from Landplan.
- 3) Approve Agenda motion by Reynolds to approve the Agenda seconded by Willerer. Vote taken Ayes All motion passed.
- 4) Approve Minutes of June 24, 2014 meeting. Motion by Willerer to approve the minutes seconded by McKay. Vote taken Ayes All motion passed.
- 5) Public Comments None
- 6) Unfinished Business Gaede turned the meeting over to Mark Eidleson who spoke first about the Planning Commission working on the revision of the Zoning Map to conform with the Land Plan and how to proceed with Region 2 in the re writing.

Mark proceeded to discuss along with board members past issues in the rewriting of the ordinance beginning with the Storage of RV's in what districts. RV storage will be in Industrial and Highway Commercial Districts.

Table 3-4 foot notes are listed numerical and commission asked to change to letters, Mark explained letters confusing keep as numbers, commissioners agreed keep as numbers.

June 3rd meeting minutes confusing per Opaque and Height restrictions on signs. Use the 30/30 rule on signs and the question of Opaque was okayed.

Zoning Map and Master Plan discussion held. The Zoning Map and Land Use don't agree particularly along US 127, Jefferson Rd and around the Clark Lake area and need to be updated along with the ordinance. Much discussion followed concerning the issue and resolving the differences. The commission agreed that the zoning from Reed Rd to the Industrial Park area be simplified and reduced in areas that are located in wet lands and unable to be built in. The area surrounding 127 and Jefferson also need to be changed more to Commercial and Highway Service to promote growth and conform to the Land Plan. The area further south to Vicary Rd will also reflect the Land Use Plan. The Clark Lake and Lake Columbia areas will be revised to reflect the actual usage and the Land Use Plan.

- 7) New Business Gaede read the question from Kathy "What side should be facing the neighbor finished or unfinished??" The new ordinance Section 20.15 A 4

Finished side faces the abutting lot. Old ordinance it's not stated.

- 8) Commissioners Comments Willerer and McKay discussion of variances and building heights. McKay showed a drawing comparing existing ordinance with the bldg. height measured for the middle of the roof to the ground, height measured from the top of the roof to the ground. Discussion held that the height should be from the top of the roof and that any side yard variance granted could affect the overall height of the structure. A sliding scale using side yard variance and overall height may be used. The examples shown could be used as a guide to the ZBA when granting a variance. More discussion and legal advice needs to be done.

Mark Eidleson stated that the revised draft should be available no later than October 15th and possibly available in September. **DRAFT NEEDS TO BE READ BY ALL COMMISSIONERS, ZONING PERSONNEL AND TWP BOARD MEMBERS PRIOR TO MEETINGS. All meetings reviewing the draft need to be attended by All Zoning personnel for their input and guidance.**

- 9) Future Meetings **Cancel September 23rd meeting.**

September 2nd 7:00 pm

October 21st and 28th at 6:00 pm

November 4th and 11th at 6:00 pm Mark will attend the November 11th meeting.

December 2nd at 7:00 pm.

- 10) Public Comments None

- 11) Adjournment Motion by Reynolds to adjourn seconded by McKay Vote taken ayes All motion Passed adjourned at 8:20 pm

Respectfully Submitted



Philip Reynolds