

**Columbia Township
Planning Commission Meeting Minutes
December 10, 2013**

1. Call to Order Meeting called to order by Chairman Roger Gaede at 6:00 pm.
2. Roll Call Jarvis, Mahr, McKay, Gaede, Reynolds and Willerer. Jeffreys arrived at 6:15 pm.
3. Approve Agenda Motion by Reynolds to approve agenda, seconded by Willerer. Discussion Gaede correct time to 6:00 pm start. Vote taken noting change Ayes All, Motion Passed.
4. Approve Minutes of December 3, 2013. Motion by Mahr seconded by Jarvis. Vote taken Ayes All Motion Passed.
5. Public Comments None
6. Unfinished Business Review of Draft dated September 23, 2013. Chairman Gaede opened meeting on page 20-1 Article 20.

Section 20.1 Purpose: Discussion held. **Approved as written.**

Section 20.2 Conditional Approvals: Discussion held,
A.

Please Explain Discretionary Approval and Township Board Actions.

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

B. Requirements for Valid Conditions: Discussion held.
1-3 **Approved as written.**

C Record of Conditions and Changes: Discussion held. **Approved as written.**

D. Performance Guarantees: Discussion held. **Approved as written.**

Section 20.3 Moving Buildings **Please change to add Historical Structures or Buildings not up to code, but will be brought up to code within 12 months.**

Section 20.4 Essential Services **Please Explain.**

Section 20.5 One Dwelling Unit/Principle Use per Lot

A. Dwellings **Approved as written.**

B. Principle Uses **Approved as written.**

Section 20.6 Single Family Dwelling Standards Discussion held.

A. **Approved as written.**

1. **Please** add shall **have** a minimum ceiling.
Please explain the 750 sqft, is it all one floor??

2. Add **sides** and rear elevation.

3-8 **Approved as written.**

9. **Please explain all sides?**

10. **Approved as written.**

Section 20.7 Temporary Dwellings

A. Authorization:

1. Emergency Housing: Change building permit **have** been issued.

2. New Home Under Construction Change building permit **have** been issued.

3. Temporary Visitation: **Change to fourteen (14) days** in any thirty (30) day period.

Add a # 4. In a RR district with five (5) acres or more one self contained RV may be used for six (6) months or less per one (1) year period as a BR use.

Add a # 5 In a Ag district need same as above or a suggestion from you.

B. Standards Discussion held.

1-2 **Approved as written.**

3. Please add at end **or a self contained unit.**

C. Permit Duration and Removal: **Approved as written.**

Section 20.8 Accessory Uses, Buildings and Structures

A. Scope

1-2 **Approved as written.**

3 & 4 **Please explain shared wall construction and structurally enclosed corridor.**

7. New Business None

8. Commissioners Comments None

9. Future Meetings N/A

10. Public Comments None

11. Adjournment Motion by Reynolds to adjourn seconded by McKay. Vote taken Ayes All
Motion Passed adjourned at 9:10 pm

Respectfully Submitted

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

Philip Reynolds