

**Columbia Township  
Planning Commission Meeting Minutes  
December 3, 2013**

- 1) Call to Order Meeting called to order by Chairman Roger Gaede at 7:00 pm.
  - 2) Roll Call Jarvis, Mahr, McKay, Gaede, Reynolds, Jeffreys and Willerer present.
  - 3) Approve Agenda Motion to approve the agenda by Willerer seconded by Reynolds. Vote taken, Ayes All motion Passed.
  - 4) Approve Minutes of November 26, 2013 Motion by Willerer to approve the minutes of November 26, 2013 seconded by Jarvis. Vote taken, Ayes All motion Passed.
  - 5) Public Comments None
  - 6) Unfinished Business. Chairman Gaede started Draft Review at Section 6.3 pg 6-1 Nonconforming Uses.  
Discussion held by members on the following items,  
Item A **Approved as written.**
    1. **Approved as written.**
      - a. **Approved as written.**
    2. Change to read, **A change of tenancy or ownership of the Existing nonconforming use is allowed provided there is no increase in the degree of nonconformance of the nonconforming use.**
    3. **Approved as written.**
    4. Change to read, **If a nonconforming use of any building , structure, land or premises ceases for any reason for a period of more than (1)one year or where the use is destroyed to an extent of more than 50% of its replacement value:**
    5. **Approved as written.**
    6. **Approved as written.**
- Section 6.4 pg 6-2 Nonconforming Structures  
Discussion held by members concerning the following,  
A **Approved as written.**

1. **Approved as written.**

2. **Approved as written.**

a. **Approved as written.**

b. **Approved as written.**

c. **Approved as written.**

3. **Approved as written.**

4. **Approved as written.**

a. **Approved as written.**

b. **Approved as written.**

c. **Change to read, The cost of such repairs shall not exceed fifty (50%) of the structure's replacement cost, exclusive of foundations.**

Section 6.5 District Changes **Approved as written.**

Section 6.6 Illegal Nonconformities **Please Explain.**

7) New Business

a. Yearly Meeting dates are as follows, All Quarterly Meetings will start at 7:00 pm on February 4, 2014, June 3, 2014, September 2, 2014 and December 2, 2014.

b. Election of Officers for 2014,  
Chairman , Vic Chairman and Secretary.

Motion by Mahr that the existing Officers be reelected for the 2014 yr. Motion seconded by McKay. Vote taken Ayes All motion Passed.

8) Commissioners Comments Commissioners discussed the New Draft dated November 29, 2013 Standards and signs. Gaedee discussed sending out drafts to members that will not be attending meeting while on vacation. Anyone that wants copies is to contact Barry Marsh Twp Clerk for copies.

9) Future Meetings February 4, 2013 at 7:00 pm and February 11, 2013 at 6:00 pm.

10) Public Comments None.

11) Adjournment Motion by Jeffreys to adjourn, seconded by Reynolds Vote taken Ayes All motion Passed adjourned at 9:20 pm.

Respectfully Submitted

A handwritten signature in black ink, appearing to be "D. Mahr", written in a cursive style.