

Columbia Township
Planning Commission Meeting Minutes
June 18, 2013

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

2) Roll Call, Mahr, McKay, Gaede, Reynolds.
Absent Jarvis and Willerer.

3) Public Comments None.

4) Approve Agenda
No new agenda prepared. Agenda from June 4, 2013 meeting used.
Motion by Reynolds seconded by Mahr to approve agenda.
Vote taken Ayes All motion passed.

5) Approve minutes. Approval of June 4, 2013 differed till the July 2, 2013 meeting due to no minutes from the Twp Office.

6) Work shop. Chairman Gaede differed meeting to Mark Eidelson from Landplan. Mark started on page 18 Article IX / Administration of the Ordinance.

Item A, B and C discussion held members agreed that the final authority for approval of site plans for commercial, industrial and special land uses be with the Planning Commission and that day to day plot plan approvals rests with the Zoning Administrator. Members also agreed with the recommendation by Landplan to add more information to the plot plan for dwellings. As stated on page 18 of the February 26, 2013 letter. Item C discussion held and Option 2 "Require property line survey by licensed surveyor always" be added to the ordinance for the Zoning Administrator in reviewing plot plans.

Article X / Zoning Board of Appeals.

Discussion held. Members agreed that the new ordinance should present more comprehensive provisions addressing the requirements and actions of the ZBA as recommended by Landplan.

Article XI / Amendments

Discussion held and members agreed that the present ordinance lacked detailed provisions for amendments and that such detailed provisions be added per recommendation of Landplan.

Discussion regarding the March 29, 2013 Letter

Part C Sign Regulations

Discussion by the members held pertaining to the Vague/Difficult wording, Excessive Signage, Copy size vs. actual size of sign, excessive height and flags. Off site signs were discussed per being directional or advertisement type. Members all agreed that items A,B,C,D,E,F and G under Excessive Signage needs correction and clarity.

Legal Issues

Discussion held per items A and B. Members agreed that the ordinance is not legal as written and needs rewriting per Landplan recommendations.

Mark proceeded to explain the next phase of the ordinance rewriting process. The first drafts will start coming the first week of July, the second drafts August/September with the final shortly there after. The complete initial draft will be in October and we will meet with Mark to start revisions.

The Planning Commission needs to start meeting as a group to review the drafts and everyone needs to read the drafts prior to the meetings to be able to give good feed back and not waste time trying to figure out the ordinance at the meeting.

When reviewing the drafts the meeting minutes must be accurate and address the concerns of the committee so Mark can make the necessary changes. Drafts will reflect things you remember but also a lot that you will not remember. Mark turned the meeting back to Chairman Gaede.

7) Public Comments None

8) Commission members comments

Not all members had pymt sheets and need to get them from the office.

McKay asked weather or not has the Township Board acted on anything sent to them. Gaede commented that items had been sent to Region 2 and the Twp Atty. Reynolds added he would check and get back to McKay.

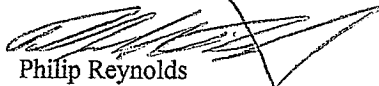
McKay also questioned time limit for living in a Motor Home. Discussion was held pertaining to storage of trailers and boat equipment not owned by the property owner.

9) Adjournment

Motion by Reynolds seconded by McKay to adjourn.

Vote taken Motion Passed. Adjourned at 8:30 pm.

Respectfully Submitted



Philip Reynolds