

**Columbia Township
Planning Commission Meeting Minutes
November 26, 2013**

- 1) Called to Order Meeting called to order at 6:00 Pm by Chairman Gaede.
- 2) Roll Call Jarvis, Mahr, McKay, Gaede and Reynolds. Willerer and Jeffrey absent.

Guest Mark Eidleson from LandPlan.

3) Approve Agenda Motion by Reynolds to approve the agenda seconded by Jarvis. Vote taken Ayes All Motion Passed.

4) Approve Minutes of November 19, 2013 Motion by Mahr to approve the minutes, seconded by Reynolds. Discussion followed, Gaede requested that the following sentence be changed **and correct the Land Use and Zoning Plan to review and update Master Plan**. Vote taken to correct minutes Ayes All Motion Passed.

5) Public Comment None

6) Unfinished Business Chairman Gaede opened review of ordinance by deferring to Mark Eidleson from LandPlan.

Mark started the draft corrections per meeting minutes October 15, 2013. Much discussion was held pertaining to New and Used Auto and an explanation of Substantive Modifications dealing with "lot area" Members agreed that New or Used Auto terms not needed at this time. "Lot Area" term and definition should not include right of ways when figuring Lot Area.

Discussion held per **District for Manufactured Housing Subdivision**. Existing ordinance covers district and will be used in new ordinance manual.

Discussion held concerning the following and the members agreed that the following was agreed upon.

Purpose to be added to Section 3.1.

GO General Office moved to top of Commercial Districts.

General Industrial District will allow Heavy Industrial and does not need to be added as another district.

AG-1 will add Recreation and Open Space uses as item 5 Table 3-1.

RLS change to Suburban Lakefront Residential.

R-MHC Manufactured Housing Community does include Mobile Home Subdivision and Modular Housing.

GO General Office move to top of Commercial District listing.

Industrial Districts no revisions.

Section 3-4 Interpretation of District Boundaries

Discussion held Mark explained that ZBA is the only Board with legal authority to change Boundaries. No change to Section 3.4.

Discussion held per Shore Line Location, self explanatory no better way to define Shore Line Location self explanatory no better way to define.

Special Land Uses change approved.

Section 3.6 Sub section C explained and approved.

Section 3.7 Special District Provisions

A Members agree leave at 60 days, no change.

Item 1 and 2 Explained that Mobile Home Act covers and dictates what the Townships can and can't do.

Meeting Minutes November 12, 2013

Table 3-1 All changes approved.

Table 3-2

Item 4 Extraction Operations controlled by the Zoning Enabling Act and allowed by law.

Item 12 Landscaping Services added.

Stable Class 2 written in error should say Stable Commercial.

Table 3-3 pgs 3-8, 3-9 and 3-10 Discussion held, members agreed to the following, Marinas C-1 S Mark will define boat storage and sales to C-2.

Uses of Primarily Commercial or Business Character.

Item 5 Contractor yard definition to be written.

Item 7 Funeral Home C-1 S.

Add Crematorium to I-1 S and I-2 BR.
Item 8 Health Clubs change approved.
Item 13 Landscaping Services add to C-2 S, C-3 S, I-1 BR and I-2 BR.
Item 14 Change approved.
Item 16 add to C-1 S and GO S
Item 22 Banquet Halls change approved.

Uses of a Primarily Industrial Character

Item 5 change to I-2 BR
Item 6 remove Sales.
Item 7 Change approved
Item 11 Recycling add to I-2 BR
Item 12 add C-3 S
Item 15 Wholesale merchandising add C-2 S

Other Uses Not Listed

Item 1 Clubs and Lodges C-2 S

7) New Business Meetings with Mark Eidlison to be held on January 13th at 6:00 pm and February 11th at 6:00 pm. Meeting scheduled with Mark on December 12th cancelled.

8) Commissioners Comments None

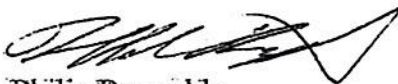
9) Future Meetings. **December 3rd 7:00 pm, December 10th and 17th at 6:00 pm**

January Meetings January 7th, 13th, 21st and 28th ALL at 6:00 pm.

10) Public Comments None

11) Adjournment Motion by Reynolds to Adjourn seconded by Jarvis. Vote taken Ayes All
Motion Passed Adjourned 9:03 pm.

Respectfully Submitted



Philip Reynolds