

Columbia Township
Planning Commission Meeting Minutes
September 3, 2013
Corrected

- 1) Meeting called to order by Chairman Gaede at 7:00 pm.
- 2) Roll Call, Jarvis, Mahr, McKay, Gaede, Reynolds, Jeffreys and Willerer present.
- 3) Public Comment, None.
- 4) Approval of Minutes, General discussion of minutes, Mahr motioned to correct spelling of deferred and Willerer motioned to correct spelling of whether, Corrections noted and corrected. Motion seconded by Willerer. Vote taken Ayes All Motion Passed.
- 5) Purpose of Meeting
 - a. Approval of Agenda.
Motion by Reynolds seconded by Mahr to approve Agenda.
Vote taken Ayes All Motion Passed.
- 6) Old Business
 - a. Continue New Ordinance Development by Review of Draft:
July 30, 2013.

McKay questioned and discussion held concerning what has happened to the Ordinance changes that the Planning Commission sent to the Twp Supervisor, then fwd to the Twp Atty and Board for action.

Gaede explained that amendments went to Region 2 and were approved by Jackson County Planning Commission and returned to the Twp. Commission members felt changes need to be voted on by the Twp Board and not left in limbo.

Motion by McKay that Twp needs to act on all changes or new ordinances sent to Twp by the Planning Commission. Seconded by Jeffreys.

Vote taken Ayes All Motion Passed.

Gaede opened discussion of the Draft Ordinance dated July 30, 2013 stating he had not received any changes from Twp Board members or the Zoning Administrator.

Mahr questioned pg 3 of 4 item 7: has it been done yet that addresses violations and discussion held. Mahr made motion to have the Township consult with the Township Atty concerning Mark Eidelson's recommendation "to consult with your legal counsel to consider classifying all Zoning Ordinance violations as civil infractions". Motion seconded by Willerer. Vote taken Ayes All. Motion Passed.

Gaede questioned **Ordinance No** on Cover Page. **What's the value of it??**

Table of Contents pages i and ii. Discussion held, Okay as written.

Page 1-1

Gaede questioned the sentence The Columbia Township Board Ordains: Gaede discussed sentence has a colon and what comes after the colon???

Article 1

Title and Purpose

1.1. Title **Approved as written.**

1.2 Purpose

Willerer questioned 1.2 **"Should a sentence be added to allow property owners to use their land as desired while in compliance with zoning ordinances"**

Article 2 Pgs 2-1 to 2-8

General Administration, Enforcement, and Penalties

2.1 Purpose **Approved as written..**

2.2 A. When Zoning Permit Required

Item 1 **Why 'any' being used??**

Items 2 and 3 **Approved as written.**

2.2 B. Zoning Permit Form/ Approval **Okay as written.**

2.2 C Zoning Permit Exemption

Item 1 and is less than two-hundred (200) square feet in area **change to "and is two-hundred (200) square feet in area or less"**

Clarify 200 sqft or less, is it floor area or outside dimensions, does bldg have to meet setbacks and where stated, and how many 200 sqft bldgs can be built on the same property??

Items 2 and 3 **Approved as written.**

item 4 Above Ground Pools why Exempt???

2.3 Responsibility for Administration

A. General Administration: **Approved as written.**

B Duties of the Zoning Administrator: **Approved as written.**

2.4 Zoning Permit Application and review Procedures

A General Application and Review Procedures: Change first sentence to read,
An application for a Zoning Permit shall be available from the Zoning Administrator or a
Office Representative.

Item 1 Plot Plan/Site Plan **need to be in definitions**

2.4 items 2, 3, 4, 5 **Approved as written.**

Item 6 Change sentence to read, **In any case where a Zoning Permit or other approval requested under this Ordinance is refused, the reasons shall be provided to the applicant in writing by the Zoning Administrator.**

B Single Family and Two- Family Dwellings/Plot Plan Approval

1 Application Required **Define Accessory Structures**

a. **Add**, state or federal permits, including **but not limited to** County Health Department, wastewater disposal and potable water system permits,

b. items 1, 2, 3, 4, 5, 6, 7, 8, 9 **Approved as written.**

Add a item 10 to address Fire Lane set backs.

7) New Meeting Dates

Gaede set new meeting dates with Mark Eidelson to be October 22nd and October 29th , Meetings will start at 6:00 pm each day. All members agreed.

Gaede set next Study Session meeting dates for the Planning Commission to be September 17th, September 24th and October 1st. Meetings will start at 6:00 pm each day. All members agreed.

8) Public Comments None

9) Commissioner Comments


Willerer discussed getting phone calls and emails from applicants to the ZBA Board and has told them to contact Twp that he can not comment on applications. Willerer also stated that the Twp. Office had given out his phone number and email and would appreciate it be stopped.

10) Adjournment

Motion by Reynolds seconded by Jeffreys. Vote taken Ayes All Motion Passed Adjourned

At 9:15 pm.

Respectfully Submitted



Philip Reynolds