

Planning Commission Meeting Minutes

Columbia Township

December 11, 2019

1. Call to Order. Mahr called meeting to order at 7:00 pm.
2. Pledge of Allegiance: Pledge of Allegiance was recited by commission.
3. Roll Call: Present Gaede, Brieschke, McKay, Mahr, Reynolds, Jeffreys and Wanty.

Guest: Rick Church and Mark Eidelson.

4. Approval of Agenda: Motion by Reynolds to approve the agenda. Motion seconded by Jeffries.

Gaede requested that Public Comments be moved from item 7 to item 5 so that the public will have the opportunity to speak concerning up coming items. Motion change to move item 7 to 5 by Reynolds seconded by Jeffries. Vote taken Ayes All motion Passed.

5. Public Comment. None
6. Approval of previous meeting minutes: Motion by Wanty to approve the December 3, 2019 minutes with changes, motion seconded by Brieschke. Corrected minutes attached.
7. Purpose of meeting: Mahr stated that the purpose was a Orientation meeting for updating the Master Plan. Mark Eidelson is here from LandPlan to review old Master Plan.
8. Old Business: Set 2020 dates for four required meetings.

Mahr. The new dates for the required meetings in year 2020 will be January 7, 14, 15 and December 8th.

9. New Business: Master Plan Orientation with Mark Eidelson. Mark. Started by reviewing all the required letters and procedures required by the Michigan Planning Enabling Act of 2008. Mark stressed all letters need to be sent ASAP to formally notify required entities of the Townships intent to prepare a new Master Plan.

Letters and Plan need to be available in Electronic format and available on paper.

Mark. Discussed distribution of the proposed master plan. **The Township Board must approve the distribution of the proposed plan.**

The process may NOT proceed further without the Township Board approval.

Master Plan Approval Authority. The Planning Enabling Act provides that a Planning Commission shall be the final approval body of a master plan **UNLESS the respective legislative body (township board) passes a resolution making itself the final approval body.**

The 2009 Final master plan was approved by the Planning Commission not the Township Board.

The Township Board and Planning Commission need to decide who has the final approval early on in the process of the master plan update.

Open Discussion followed concerning the August 14, 2019 letter from Mark Eidelson and his review of the 2009 master plan Gaede. Questioned procedure of making the master plan fit the new ordinance and was it correct to write the new ordinance prior to the master plan being updated?

Mark. Master Plan should reflect the ordinance, usually the master plan is done first than the ordinances. Townships have different process's.

Open Discussion

Gaede. Questioned the surrounding townships and the county being in the process of updating their master plans and how should we develop ours. Do we review there's or write ours taking in consideration of our neighbors.

Mahr. Tiny Houses. Mark said only one client has been open to Tiny Houses.

Mahr. What about community surveys?

Mark. Very Important. Lots of policy decisions have been made by the Township Board and the Planning Commission during the rewrite

of the ordinances. Leaving the public out of the process without any input is not a good idea.

Discussion concerning survey methods, by mail, electronic devices, monkey survey and townhall meetings. Last survey was sent out with the tax bill, 1100 surveys sent with 319 returned. Electronic survey will cut out a portion of the population.

Mark. Stressed that you have to be very careful on the wording of the questions, how you ask the questions and what questions you ask. He can provide the questions.

Mark. The 2020 census will be out in 2020.

10. Public Comment: None

11. Commissioner Comments: None

12. Adjournment 8:25 pm

Respectfully Submitted


Philip Reynolds