

COLUMBIA TOWNSHIP PLANNING COMMISSION

December 7, 2021
7:00 PM

Meeting held in person at Township Office

Minutes

1. **Call to order, Pledge of Allegiance:** Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.
2. **Roll Call:** Mr. Trout called the roll: Present: Chairperson Todd Wanty, Secretary Mike Trout, Mike McKay, Bob Jenson, Walter Reed, Hollis Jeffreys; Absent: Vice-Chairperson Roger Gaede; Guests: Rick Church, Jessica Curtis; Ray Kuzminski; Terry Mahr.
3. **Approval of Agenda** ^[1]_{SEP} Motion By Mr. Reed, Supported by Mr. Jenson to approve the agenda. Ayes all, Motion carried.
4. **Approval of Tuesday November 10, 2021 minutes.** Secretary Trout noted some minor formatting items he would adjust. *Motion by Jenson, supported by McKay. Ayes all. Motion Carried*
5. **Purpose or purposes of meeting:**
 - a. 4017 Jefferson Rd, Brooklyn Investments, Review Boat Storage Application
 - b. 4017 Jefferson Rd, Brooklyn Investments, Review Vehicle Repair Application
 - c. Master Plan Survey question review and plan for updates.
6. **Public Comment*** ^[1]_{SEP} Mr. Kuzminski asked about the status of the car dealership on M-50 and what zoning district it was in. Chair Wanty responded that the matter was in litigation and Rick Church indicated it was zoned C2.
7. **Old Business**
 - a. G2 Diversified Site Plan review – Mr. Church indicated the applicant is still working with the Planner to resubmit a revised plan.
 - b. 4017 Jefferson Rd, Brooklyn Investments - Boat Storage Application – Plans submitted 12/7/21. Applicant not present
 - c. 4017 Jefferson Rd, Brooklyn Investments - Vehicle Repair Application - Plans submitted 12/7/21. Applicant not present

8. **New Business** SEP

a. Election of Officers

Chair Wanty presented the existing officers as a potential slate however due to the absence of Mr. Gaede, Mr. Jenson indicated his interest in serving as Vice-Chair. *Motion by Mr. McKay, supported by Mr. Reed to nominate Todd Wanty – Chairperson, Bob Jenson - Vice Chair, Mike Trout – Secretary; Ayes all. Motion Carried*

b. Set dates for 2022 required four meetings

Chair Wanty presented the following dates for consideration: January 4, 2022; April 5, 2022; July 5, 2022; December 6, 2022. Meeting time would be 7:00 p.m. *Motion by Chair Wanty, supported by Mr. Reed to approve the schedule as presented. Ayes all. Motion Carried*

c. Master Plan Survey question review and plan for updates

Mr. McKay suggested separating Zoning Administration and Zoning Enforcement in the table in question #22 into two lines. The members agreed. He also raised concern with question #16 and after discussion the following was suggested as a revision. "Would you rather go to nearby communities for your retail commercial needs and services rather than see the expansion of retail commercial uses and services in Downtown Brooklyn or other parts of Columbia Township" The members agreed.

Mr. Reed asked why the township requires all the element of the site plan and then does not enforce violations. Chair Wanty indicated there is an awareness of this and Rick Church commented that there were certain elements like landscaping that require follow up and verification by trained professionals however the township is exploring hiring an enforcement officer and the use of consultants to perform these important functions. Chair Wanty mentioned the site plan checklist as a tool to assist applicants as well.

Mr. Trout asked whether the order of questions is intentional pointing out similar questions like #11 and #17 related to parks should perhaps be grouped.

There were no further changes suggested. *Chair Wanty made the motion to forward the suggested changes and commissioner comments as noted in these minutes to the Township Board for further action. Supported by Trout. Ayes all. The motion carried.*

9. **Public Comment***

Terry Mahr commented that the survey seemed very wordy and raised the issue of redundant questions including #4 and #16 and that the grouping of similar questions should be considered. She suggested using the simplest language possible so it is understandable to everyone. She hopes the survey will be placed in the library, posted on the website and distributed to high school students to get the opinion of

the next generation.

Mr. Kuzminski reiterated the need for simplicity as well and that survey monkey may limit both the total number of questions and the length of each question.

10. **Commissioner Comment**

There was discussion among the members about the Survey.

Mr. McKay had taken the survey and while it took only a couple minutes he questioned at four pages (28 questions) whether it may be too long in length.

Mr. Jeffreys inquired about the purpose of the survey. Chair Wauty explained it would be valuable information used for updating the 2009 Master Plan. Mr. Eidleon's November 19 correspondence includes an introductory paragraph explaining the purpose.

Chair Wauty discussed how the survey would be distributed with a note to neighbors and links posted on the website.

Mr. Reed inquired about the Lake Survey and the chair indicated it would be reviewed and posted separately.

The members discussed the drawbacks of low response rates and how the results would be weighted etc. There were potential ways to improve awareness and get the word out including notices in various publications, posting, and other media outreach.

11. **Adjournment**

Mr. Jenson made the motion supported by Mr. McKay to adjourn at 7:58 p.m. Ayes all. Motion carried.

RESPECTFULLY SUBMITTED

Mike Trout, Secretary

*Each individual will state his or her name and address and have 3 minutes to address the Commission. You may only address the Commission once under each Public Comment opportunity and may not yield your time to others. **Commission members will not debate or answer questions at this time.**