

# COLUMBIA TOWNSHIP PLANNING COMMISSION

## SPECIAL MEETING

May 4, 2021  
7:00 PM

*MEETING HELD IN PERSON AT THE TOWNSHIP OFFICES*

### MINUTES

Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

**Roll Call:** Mr. Trout called the roll: Present – Chairperson Todd Wanty, Vice-Chairperson Roger Gaede, Secretary Mike Trout, Mike McKay, Hollis Jeffreys, Bob Jenson. Absent: Walter Reed. Other Attendees: Rick Church, Jessica Curtis, Damon Bundy, Eric White, Shaney Gorrell, and Kim Dagenais. A quorum was present.

**Approval of Agenda:** *Motion by Mr. Jenson, supported by Mr. Reed. VOTE: Ayes all. Motion Carried*

**Approval of Minutes:** *Motion by Mr. Trout, supported by Mr. McKay to approve the minutes with corrections. VOTE: Ayes all. Motion Carried*

**Purpose of meeting:** Site Plan Review - (1) Boaters Choice, (2) G2 Diversified.

**Public Comment:** The Chairperson opened the public comment period at 7:05. There were no public comments at this time and the Chairperson closed the public comment period at 7:06 p.m.

#### **Old Business:**

- a. Master Plan Survey Review – Chairperson Wanty shared the survey questions being proposed by the Township Board for consideration and comment.
- b. Planning Commission Bylaws - Chairperson Wanty reminded everyone to look over the by-laws to see if there are any changes necessary.

#### **New Business:**

- a. Boaters Choice, 12011 Brooklyn Rd. - Site Plan Review

Chairperson Wanty opened the discussion and several questions related to the application address and other clarifications. The applicant Mr. Damon Bundy, 194 Southern Shore, Brooklyn, presented his reasoning for the new development, which will enhance his customer's experience with facilities that are more modern and better equipped. He noted a recalculation of the building height going from 24' to 31'. He described the

phasing as the storage portion first then the showroom and other improvements to follow. No concerns from members regarding the phasing. Costs have increased and may impact scheduling. Parking space and lighting requirements were discussed. MDOT requirements were mentioned. Mr. Gaede asked about fueling operations. Mr. Church explained the applicant has addressed the recommended changes from LandPlan. Mr. Bundy indicated he would submit final drawings once approval was recommended. ***Motion by Jenson, supported by Mr. Jeffreys to recommend to the Township Board, Conditional Site Plan Approval as detailed in the correspondence dated April 12, 2021 from Mark A. Eidelson regarding the Review of the Boater's Choice Expansion Project. VOTE: Ayes all. Motion Carried.***

b. G2 Diversified, 11523 Brooklyn Rd. – Site Plan Review

Chair called on Mr. Church to explain the situation. Business located in a C2 district. Several deficiencies were noted in communication between the applicant and Mr. Church over the last few months and is now at a point where the applicant is requesting a preliminary review at this time. Correspondence was discussed including the fact that the business is now open. Mr. McKay indicated he had a conflict of interest and would not vote. The applicant Shaney Gorrell, 11523 Brooklyn Rd., Brooklyn, presented their case and the various elements that are still in question. The site plan has deficiencies that are being addressed. The applicant indicated that anything that needs to be done she is willing to do and if given a timeline it will be completed. Signage was discussed. What else can be done to facilitate the continued operation and satisfy the requirements of the ordinance. The well and septic were discussed. Applicant will work with the planner and the zoning administrator to address each deficiency by the May 25 meeting date. The business will continue to operate in the interim. The members discussed the reasoning behind the approach and are comfortable with the inspections that have been completed that the business are operating within the building code.  
**NO VOTE WAS TAKEN**

**Public Comment** - The Chairperson opened the public comment period at 8:40. There were no further public comments at this time and the Chairperson closed the public comment period at 8:41 p.m.

**Commissioner Comments:** Commissioner McKay commented that the ordinance is clear and should be followed. Open discussion on various requirements.

**Adjournment:** *Motion by Mr. Jenson, supported by Mr. Jefferies to adjourn at 8:45 p.m. VOTE: Ayes all. Motion Carried.*

RESPECTFULLY SUBMITTED  
MIKE TROUT, SECRETARY