

COLUMBIA TOWNSHIP PLANNING COMMISSION

Public Hearing

November 10, 2021 7:00 PM

Meeting held in person at Township Office

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. Wanty called the roll: Present: Chairperson Todd Wanty, , Mike McKay, Bob Jenson, Walter Reed; Vice-Chairperson Roger Gaede; Absent: Secretary Trout, Hollis Jeffreys

Guests: Mark Eidelson, Chad Hagerty/Brooklyn Investments, Kevin Thomson, Attorney for Brooklyn Investments.
3. Approval of Agenda SEP Motion By Jenson, Supported by Reed, Ayes all, Motion carried.
4. Approval of July 13, 2021 minutes. SEP Chair Wanted noted a Corrected date from July 15 to July 13. Motioned by Reed, Supported by McKay, Ayes all.
5. Purpose or purposes of meeting. Public Hearing, Site Plan review:
 - a. 4017 Jefferson Rd, Brooklyn Investments -Boat Storage
 - b. 4017 Jefferson Rd, Brooklyn Investments-Vehicle Repair Facility
6. Public Comment* SEP Public Hearing

No written correspondence was received or submitted for the Public Hearing.

Kevin Thomson, Attorney for the Applicant. 405 S Jackson, Jackson, MI 49201, home address 530 Woodland Dr. Clarklake, MI 49234. Mr. Thomson took severe umbrage to the report given by LandPlan for the deficiencies of the Site Plan for S&D Repair, requested by the Columbia Township Zoning Department, and feels it is unnecessary. He provided a lengthy dissertation as to how wrong the request is. And berated the use of a consultant for this matter. He encouraged the Planning Commission to recommend the approval of the application, and forward

to the Township Board. He claimed to have spoken to the Township Attorney (Eric White) and that he was in agreement with Mr. Thomson.

Mark Eidelson of LandPlan spoke of the deficiencies of the submission, there was so little information provided, that it was not possible to make a positive report for the applicant.

Dave Zukov, owner of the property adjacent to the Brooklyn Investments property raised questions of the proposed Boat Storage yard in regard to drainage on to his land and the nearby wetland area, with aging drain tiles.

Chad Hagerty, Applicant and owner of Brooklyn Investments discussed his vision of the repair shop to improve his downtime for servicing his fleet of service vehicles, with a separate business on site.

7. Old Business

a. Master Plan Revision. Will review plans to revive the Master Plan update on December 7, 2021 the final of 4 required meetings for 2021.

b. G2 Diversified Site Plan review? ^[L]_[SEP] Mr. Church indicated the applicant is working with the Planner to resubmit a revised plan. No further communication in the past 2 weeks.

8. New Business ^[L]_[SEP]

A. 4017 Jefferson Rd, Brooklyn Investments -Boat Storage

B. 4017 Jefferson Rd, Brooklyn Investments-Vehicle Repair Facility

9. Public Comment*

No further Public Comment was given.

Commissioner Comments:

Vice Chair Gaede commented on the need for a Toxic Waste plan for the repair facility and to notify the Fire Department for approval to prevent fire control issues.

Chairperson Wanty noted that the submission was lacking in any detail and was not a plan, but a submission of random documents, including a 33 year old survey, performed for the previous owners of the property. Commissioner Reed questioned if any of this was needed if the repair shop was an extension of Brooklyn Investments?

Vice Chair Gaede read the requirements of a site plan and the importance of the requirements.

Chairperson Wanty asked Mr. Thomson if he would like to table the

approval request until December 7th meeting? He responded in the affirmative and will have a plan submitted to Rick Church, Zoning Enforcement. He also stated he will bring a court reporter to the next meeting.

Motion by Mike McKay to table the application request. Supported by Bob Jenson. Ayes all. Motion carried.

Further discussion ensued.

Commissioner Reed feels that the Township is requiring too much from the applicant.

Vice Chair Gaede reiterated his view for the importance of the Site Plan to protect the community.

Commissioner McKay questioned whether we should recuse ourselves from this request, if we have used the businesses in the past. Mr. Eidelson suggested no. McKay questioned whether the requirements are too stringent for a 1 person repair shop? He also suggested we review and have available the Top 3 sections of the Ordinance's so we don't have to refer to the Zoning Ordinance book during the hearings.

Mr. Eidelson pointed out, that on May 26, 2021 in a phone meeting with the applicant and Rick Church, made it very clear for the need to comply with the Site Plan requirement.

Chairperson Wanty questioned whether the Site Plan checklist developed in 2020 has been used as a planning tool for applicants, it apparently has not. Mr. Eidelson suggested adding a disclaimer to the checklist that it is the applicant's responsibility to ensure the plan adheres to, but does not replace the ordinance requirements.

Commissioner Reed questioned by requiring a plan, can it be enforced after the project is completed and the owner makes changes in opposition to the requirements?

Rick Church, rather than having a pre-approval meeting as an option, make it a requirement to eliminate these types of disputes. Raise the application fee to cover the costs incurred.

*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.**

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Minutes

Adjournment: *Motion by Mr. Wanty, supported by Mr. McKay to adjourn at 8:35 p.m. VOTE: Ayes all. Motion Carried.*

RESPECTFULLY SUBMITTED
Todd Wanty-Chairperson / Secretary Pro-Tem