

Columbia Township  
Planning Commission Meeting Minutes  
October 10, 2018

- 1) Call to Order The meeting was called to order by Chairperson Mahr at 8:00 pm.
- 2) Pledge of Allegiance Pledge of allegiance was recited.
- 3) Roll Call All members were present, Gaede, Trout, McKay, Mahr, Reynolds, Jeffreys and Wanty.  
Guests Brian and Mrs Stiles and employee.
- 4) Approval of Agenda Motion to approve the agenda with the following changes, change item 6a to item 6b and change item 6b to 6a by Reynolds and seconded by McKay. Vote taken Ayes All motion Passed.
- 5) Approval of previous meeting (September 5, 2018) minutes. Motion by Jeffreys to approve the minutes seconded by Wanty. Vote taken Ayes All motion Passed.
- 6) Purpose or purposes of meeting
  - a. Pre- application conference/Brian Stiles.
  - b. Special meeting called by Chair to comment on Section 20.11 of proposed new zoning ordinance.
- 7) Public Comment None
- 8) Old Business/Unfinished

8a Pre-application conference

Chair Mahr explained the purpose of the Pre-application conference meeting to the Developers of Stiles Gardens.

Brian Stiles explained that the Gardens would be located on the south east corner of Meridean Rd and Reed Rd, it would be a seasonal business selling garden supplies, flowers and other garden materials. The name of the business will be Stiles Gardens. General discussion followed.

McKay stressed getting a copy of the ordinances to be sure all information required for site plan reviews and procedures are followed so project may go forward without delays. Questioned will flowers be grown on site and Brin stated flowers will be started in Lansing and brought to this location to be sold.

Mahr stressed to talk with Zoning Administrator for proper zoning of the land as a first step. A staked survey will be required. Plan needs to show parking, well and septic location. Pictures of the property are also a great help.

Gaede suggested that the plans have a revision block to record changes and dates along with a small scale drawing showing location of the project. Employee parking and handicap parking should be marked.

Trout talked of signage location and all bldgs location proposed and possible expansion should be shown.

Discussion held between members and Brian Stiles concerning lighting required on the buildings, elevations and assorted general items.

Pre- application conference ended.

#### 9) New Business

9a. Discussion concerning Section 20.11 of the new zoning ordinance. Chair Mahr opened discussion concerning 20.11 with a short comments and turned discussion over to McKay.

McKay began explaining the issues with 20.11 ordinance and how it would be detrimental to the community, homeowner, builder and township. McKay passed out drawings showing in reality how the ordinance would truly affect the homeowner.

Members discussed in depth the ordinance as written in the Draft dated September 10, 2018 and as written in the Draft dated April 11, 2018 that was submitted to the Twp Board from the Planning Commission for the boards review and approval. Many questions were raised concerning the interpretation of the ordinance, how many complaints, why are we regulating home-owners yards and views. Lakefront owners have a frontal view not necessarily a full side view and why we regulating non lakefront country yards views .

Motion by Trout to forward the following letter to the Township Board,

The Planning Commission unanimously opposes section 20.11 as proposed in the September 10, 2018 draft. This provision will cause undue hardship to property owners effectively constituting a taking of property by the Township resulting in undefendable legal action against the township.

Since the current ordinance does not contain any ROLA provisions, we strongly recommend the proposed new ordinance be passed without section 20.11 and referred back to the planning commission for further consideration.

Motion seconded by McKay

Roll Call vote taken, Gaede Yes, Trout Yes, McKay Yes, Mahr Yes, Reynolds Yes, Jeffreys Yes, Wanty Yes. Motion Passed.

10) Public Comment. None

11) Commissioner Comments Mahr discussed her meeting with Supervisor Elrod concerning the Land Use plan being update every three years, Supervisor working on it. Discussed Community support for a new Agriculture ordinance allowing Winery's, Supervisor working on it.

By-Law change made by Township attorney, Chair of Planning Commission expires every three years. By-Laws approval in packet for approval on October 15<sup>th</sup> Board meeting.

Master Plan Review will be started sometime this winter.

Gaede discussed Master Plan and a Public Review.

12) Adjournment Motion by McKay to adjourn, motion seconded by Reynolds. Vote taken ayes All Motion Passed. Adjourned at 9:55 pm.

Respectfully Submitted

  
Philip Reynolds