

Columbia Township Planning Commission

January 4, 2005

Called to order by Gaede at 7:30

Present Gaede, Wahr, Parker, Holmstrom, May, Watkins

Absent: none Township Board seat unfilled

Item 1. Jefferys Conditional Use (School): 20-20-451-001-01

10640 Waterman Rd. :AG-1

Conditional use: Drivers Education School submitted by Hollis Jefferys

Willow Jefferys recently moved to site with a Student Driver School, Class 6-8 PM 24-30 students, State approved program, Fire Chief Approved site. Last year 24 classes were held, this year comparable.

Commission requests copy of State License. A site plan is required to be submitted.

Moved by Wahr, Seconded by May :to recommendation approval of conditional use with a copy to the license and site plan to the Township Board.

Ayes all

Item 2. 20-30-301-002-03 Dixon Auto Sales 11539 Brooklyn Rd. (zoned AG-1)

David Dixon, 10357 Teachout Rd., Onstead has documentation showing parcel is C-2

Recess at 8:06 to allow Mr. Dixon to get documentation

Minutes for December 14, 2004

Moved to accept as written by May; second by Holmstrom: ayes all.

Recess for Mr. Dixon to get documentation to show zoning is C-2

Walter Heike: re; revised Zoning Law: set-up public hearing for approval of the draft of 2004.

Reconvene Dixon 9:25

12 years of auto sales, wants own car lot. Has lease from owner Gordon W. Fish Trust.

There is no evidence of change of zoning from AG-1 and the business requires C-2 for auto sales. A rezoning request must be requested by Dr. Fish, the owner.

Motion by May Seconded by Parker "Cancel site plan review. Apply fee to a rezone application from AG-1 to C-3. Then resubmit site plan."

Ayes all.

Motion to adjourn by May, second by Holmstrom
Don Watkins

Acting Secretary