

**From:** "Comcast Mail" <donandfern@comcast.net>  
**To:** "Kathy Hiatt" <kathy@twp.columbia.mi.us>  
**Date:** 1/25/06 9:52AM  
**Subject:** Planning Commission 1-24-06

Columbia Township Planning Commission  
Loretto Baker (Twp. Bd. Rep.) Roger Gaede (chairman), Steve Holmstrom, Pam Jarvis (temporary), T. H. Parker, Don Watkins (secretary/vice chair), Beverly Wahr  
January 24, 2006

Workshop Meeting called to order by Gaede at 7:30

Present: Gaede, Holmstrom, Jarvis, Parker, Watkins, Wahr  
Absent: Baker

Motion to approve minutes of December 24, 2005; by Wahr and seconded Parker, ayes all.

Meet February 7, 2006 7:30 PM Land Use Plan workshop.

Discussion on Coral Gables zoning from multifamily to a form that conforms with the current situation of small lots that are too small to meet residential setbacks. Norvel Zoning Ordinance section 9.6 Substandard, Non conforming lots of Record. Add to Columbia Ordinance as sec 8.8

Motion by Holmstrom seconded by Wahr to rezone area known as Coral Gables from multifamily to MH-1 Suburban Residential District; as a permitted use and as defined in section 2.3.83 of the Zoning Ordinance. Ayes all.

Discussion of retaining walls submitted by zoning administrator Elrod: The following are suggested changes. Strike out is removed and bold is added.

All retaining walls constructed on or near within 3 feet the property lines in all residential districts shall comply with the following, unless otherwise specifies in this ordinance.

- A. No retaining walls shall be constructed without first obtaining a Zoning Compliance Permit from the Zoning Administrator.
- B. Retaining walls on all lots of record in all residential districts, which enclose property and are within the required set backs, shall not exceed two (2) feet in height measured from the surface of the ground. Such measurements shall be determined from the ground level at the filled grade on the property owner's lot. (The commission has no clear idea of what this means; a diagram is needed)
- C. It is recommended that retaining walls be constructed the property line, provided a written and recorded agreement can be reached with the adjacent property owner. If said agreement cannot be reached such retaining walls shall be constructed three (3) feet inside of the property line. The recorded agreement goes with the sale of both properties.
- D. Retaining walls shall be constructed of wood, metal, or concrete brick, stone or suitable composite material.

Motion to adjourn by Holmstrom and seconded by Wahr at 9:15 PM.

Don Watkins  
Secretary/ Vice Chair