

Columbia Township Planning Commission  
September 5, 2006

Meeting called to order by Chairman Gaede at 7:30 p.m.

Members Present: Gaede, Baker, Wahr

Members Absent: Watkins, Parker, Holmstrom, Jarvis

Two member of the ZBA were present: Chairman, Don Oswald and member John Messimer. Also Bob Elrod, ordinance enforcer , was present.

The ZBA members had concerns on how to handle requests to erect accessory buildings on vacant land in residential districts. After discussion it was determined that ZBA cannot change the existing township ordinance, but a variance can be granted if the applicant can show evidence that they have unusual circumstances. This would not set a precedent, as each case would be handle separately. The ZBA members would like to have the wording in the ordinance dealing with accessory buildings rewritten, so it would be easier to understand.

Ordinance Workshop:

Tim Anderson from Region II was present. He reviewed some of the items from the Zoning Ordinance Amendments as presented by attorney, Mark A. VanAllsburg. He felt that basically most of the changes seemed to be in order. However, there was some concern about the wording for group day care homes and also the wording under terms of office for the ZBA.

Tim distributed and discussed information on Agriculture Preservation:

1. Purchase of Development Rights. (PDR)
2. Transfer of Development Rights. (TDR)
3. Maps, showing,
  1. Ground Water Recharge Areas
  2. Agricultural Productivity
  3. 30,40,or 50 acres or larger lots in Jackson County

Plan of Action:

1. Move on goals and policies on agriculture preservation.
2. Commercial, industry, residential development.

Information packets need to be mailed to Watkins, Parker, Holmstrom and Jarvis.

Next two meetings set for September 12, and October 3.

Gaede adjourned the meeting at 9:30 p.m.

Beverly Wahr, Acting Secretary