

**Columbia Township Planning Commission Minutes**

May 29, 2001 Meeting

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Meeting called to order by Chairperson Dick May  
All Members Present: Holstrom, Gaede, Wahr, Watkins, Parker & Kuzminski

Chairperson opening comments pertained to Public Comments as well as subject areas to be discuss (Approval of Zoning Change and not site/density issues] Legal description of property in question given to the public a.k.a The Eagle Point/ Seven Bros. Project.  
Review of prior meeting minutes which were later accepted by the Committee.

Bob Lieghton representing the developer 'overviewed' the project commenting that there would be reduced boat traffic, improved roads, tree preservation where applicable and better density ratios (units per acre) than surrounding enclaves.

Andrew Slaby 10300 Hayes questioned previous committee vote as well as comparing this issue to the present City of Jackson zoning issue that is before them & how (?) it relates to this issue (?)

Jill Bentley 1501 Cottage Grove voiced her concern over the use of purposed storage bins( covered parking) on the premises, increased traffic flow and the overall safety of her children if this project goes through.

Ralph Shawaretz 1440 Eagle Pt. Voiced his opposition to the placement of condos on this site. Questioned claims of reduced boat traffic and questioned how the method of calculations (in land density figures) were arrived at when some of the fringe acreage is not within the 'useable area'.

Lloyd Colenback 810 Lakeview questioned the committee approval process, asked for (future) consideration in reduction in density % while also asked for the property to be rezoned.

Dennis Hurst, legal counsel 1452 Eagle Pt. Questioned Density Issues, Spot Zoning concerns, while also questioned the actions of the Committee tonight and introduced the voters' right of referendum .

Heather Schell asked that emotions be set aside, any improvements would enhance the neighborhood, and that someone should have purchased the land to preserve if that was their intention.

Mura Breakey 1404 Eagle Pt questioned the number of families( # of units) would be too great for the area in question and why the Committee should even consider rezoning.

Brad Latuatis 1240 Eagle Pt. Questioned the existing sewer capacity. Aquifer considerations, current gasoline station safety issues & noise construction noise

Spencer Maidlow 1000 Eagle Point supported the project but would prefer single homes and why would the township go against their own land plan?

Suzanne Walz 1732 Eagle Point addressed the moderate density issue, request the Committee deny the change related to safety issues.

Carlene Walz 1434 Eagle Pt voiced her personal views against the project.

Andrea Shawaker 1440 Eagle Pt questioned increased population to the area & density issues.

Kellie Garris 1416 Eagle Pt questioned the use of 'multiple' dwellings

Matt Melling 1004 Eagle Pt stated the area has seen its better days, anything would be an improvement.

And being commercial, something more 'unwanted' could ultimately come in.

Brain Fish 1029 Eagle Pt. Addressed surveyor issues pertaining to the existing public roads being within the property lines and how that would be addressed with the project.

Marilyn Calegon on Utopia Lane expressed her concern of existing 'contaminated' drain fields on the project property & why someone would build on top of those conditions (?)

Dan Dunnigan attempted to clarify her concerns.

End of public comments.

Watkins moved to accept the zoning change as stated, seconded by Holmstrom.

Watkins spoke to the motion saying it lends itself to a residential area more than a commercial and by this action tonight does not constitute 'spot zoning'

Committee member Parker disagreed saying the zoning should stay the way it is.

Committee member Kuzminski stated that the Commission is not only looks at neighborhood issues but the ramifications this ruling has. That a person has a right to develop a parcel of land within reason and we have to decide if the overall plan is within reason, That emotions have played an important but complex part of 'change' in this neighborhood. That the Committee has to rule in favor of this project while at the same time the developer was put on notice to listen & work with the neighborhood to resolve this impasse.

Call to vote

Yea ... Watkins, May, Gaede Holstrom & Kuzminski

Nay ... Wahr, Parker

Motion passes.

Committee Secretary

Ray Kuzminski