

REVISED

5.8.06

Columbia Township Planning Commission
May 2, 2006

Members Present: Parker, Jarvis, Wahr, Gaede, Holmstrom

Members Absent: Watkins, Baker

Chairman Gaede called the meeting to order at 7:30 p.m.

Motion by Wahr, 2nd by Parker to accept the 4-19-06 minutes as written, Ayes all.

Mark Hiller, Livingston Engineering, 2094 Pless Drive, Brighton, representing owner/developer, Peter Stoica, 3051 Beach Lk. Dr., Milford, Mi 48380 was present.

Holmstrom made a motion, 2nd by Jarvis to bring up from the table the site plan for commercial(C2) development at Meridian and Reed Roads, #19-07-301-001-03. 22+acres. Ayes all.

Hiller presented a revised site plan addressing the planning commission concerns,

1. Dumpsters not in driveway.
2. Coach lighting on building only, no lights in parking lot.
3. Adequate screening of transformer pad.
4. No sign approval.
5. Spoils deposit will be stockpiled West of development.
6. Truck path will allow trucks to exit to the West of the parking area.
7. Removal of outlots from site plan.
8. Letters from Drain Commissioner, County Road Commission and Region 2.

Motion by Holmstrom, 2nd by Jarvis to recommend to the township board that the site plan # 19-07-301-001-03, as revised, 4-26-06 , drawing # 06121, sheets 1-4 , be approved.

Roll call vote, Ayes all.

Tim Anderson, Region 2, was present, Phil Tocco was not present.

Tim lead a discussion of the current Land Use Plan's Goals and Objectives, including

1. Natural Features
2. Commercial
3. Office

Members felt there is a need to create a new goal under Natural Features for the preservation of Lakes, Ponds, Wetlands, etc.

There was discussion to encourage the preservation of trees and open space.

It was noted that the Drain Commission, DEQ, and Region 2 set ordinances for the county.

Under Commercial, the Goal general statement was OK., however the 1st objective, bullet 1 , had discussion. What is incompatible? After much discussion it was decided to change the wording to read: locate commercial so as to be compatible with adjacent uses.

Commercial businesses are to be located on State and US routes, M-50, M-124, US127, also County primary routes, such as Jefferson Rd and Vicary Rd.

Office, goals and objectives are OK.

Discussion was held on not holding meetings in the fire hall. It was suggested that an effort be made not to schedule meetings on election days, which are in Feb., May, Aug, and Nov.

Next meeting, June 6, 2006, workshop with Tim Anderson and Phil Tocco.

Motion to adjourn by Holmstrom, 2nd by Parker at 9:45 p.m. Ayes all.

Beverly A. Wahr
Acting Secretary