

**Columbia Township Planning Commission July 2, 2002 7:30pm**

In attendance: Wahr, Parker, May, Watkins, Gaede & Kuzminski

Absence: Holstrom

Topic: 19-22-326-001-00 Frank Powelson of 6527 Imperial Ct.

presented his proposal to construct three storage units on the south side of Jefferson Rd., west of Welsh Rd. Property is currently zoned AG1 and part of this hearing is to consider rezoning to C3.

CONCERN: Resident Donna Blaze stated she nor many of her fellow residents did not receive any notification of this meeting. She also voiced against this rezoning request. Resident Stan Zanger & Tonia Zanger of 6195 Imperial also request that this request be declined. Denise Baughman of 605 Welsh Rd. also voiced against this request. Carla Foster of 7142 Turk Rd. was also against this plan. Typical comments from the people above ranged from (perceived) increased traffic on Jefferson, plan doesn't fit existing nor anticipated (moderate density) make up of area, perceived 'spot zoning', other existing properties & businesses (on Hwy 50, US12 & 127) are available for this type of commerce.

Commission Comments, but not limited to:

May: This type of plan serves a need for this type of community.

Parker: Wants to preserve the present environment.

Watkins: Doesn't fit in with long range plan.

Wahr: Didn't think it fit in with Townships' Long Range Plan.

Motion by Watkins, 2<sup>nd</sup> by May. To recommend the Township Board with the stipulation that this 3.5 acres be limited to only self-lock storage establishment use approve this request. Note that this property is currently AG1 to be changed to C3. Editors note: Without this stipulation, future demolition of this new structure could take place to construct a variety of commercial businesses without surrounding Property Owners or Township Approval.

The vote taken. Yes: May, Watkins.

No: Parker, Wahr, Gaede & Kuzminski

**The above request was declined by this Planning Commission.**

Motion by May, 2<sup>nd</sup> by Wahr to accept the minutes of June 11<sup>th</sup>, 2002

All voted in favor.

Next meeting is August 6<sup>th</sup>, 2002.

Motion by Kuzminski, 2<sup>nd</sup> by May to adjourn the meeting.

Sec. Ray T. Kuzminski