

COLUMBIA TOWNSHIP PLANNING COMMISSION

Columbia Township Hall
8500 Jefferson Rd. Brooklyn MI 49230

Tuesday, January 23, 2024

7:00 PM

Public Hearing

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Trout called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jenson, Secretary Mike Trout, Mike McKay, Hollis Jeffreys; Absent: Krissie Barnes; Recognized Guests: Rick Church, Rick Belcher

Note: There is a vacant seat.

Approval of Agenda: *Motion by Mr. McKay, supported by Mr. Jenson to approve the agenda. Ayes all. Motion Carried.*

Approval of Minutes from Tuesday, December 5, 2023: *Motion by Mr. McKay, supported by Mr. Jenson, to approve the minutes with the correction of required meeting date from April 26 to April 16. Ayes all. Motion Carried*

Purpose of meeting: Chair Wanty presented the purpose of the meeting.

- a. Public hearings for proposed Zoning Map Amendments; **1)** 4540 Grand Blvd, Clarklake MI 49234 Parcel # 000-19-16-277-015-01 and 000-19-16-276-003-01 (RS-Residential Suburban to RR-Residential **2)** 4561 N. Lake Rd. Clarklake MI 49234 Parcel # 000-19-17-251-001-01 (AG-Agricultural to RS Residential Suburban).

Public Comment: Chair Wanty opened the public comment period at 7:06 p.m. There was no public comment. The Chair closed the public comment period at 7:07 p.m.

Old Business:

Community Survey – No update.

Master Plan Update – No update.

New Business:

- a. Public hearing for proposed Zoning Map Amendments. Mr. Wanty opened the public hearing at 7:08 p.m. for 4540 Grand Blvd, Clarklake MI 49234, Parcel #

000-19-16-277-015-01 and 000-19-16-276-003-01. The applicant Chris Kudner presented his proposal for the property as described in his application and letter dated August 14, 2023. He also clarified the property address. Mr. Church briefly discussed the application. Mr. McKay asked if a residence was required in order for a barn to be built and Mr. Church confirmed that was the case. There were no public comments.

Mr. McKay made the motion, supported by Mr. Jenson to recommend approval of the proposed zoning map amendments (RS-Residential Suburban to RR-Residential) to the Township Board as presented, and in accordance with the correspondence from LandPlan dated November 16, 2023; and further to submit the amendments to Region II Planning Commission for comments. Ayes all. Motion Carried.

- b. Chair Wanty asked the applicant for 4561 N. Lake Rd. Clarklake MI 49234 Parcel # 000-19-17-251-001-01 to present his proposal. Rick Hitt representing Hitt Farm Inc. described the proposal. Mr. Church briefly described the application. Mr. Vincent Simonetti the proposed purchaser indicated his intention to build a garage on the property. Mr. McKay questioned whether the entire parcel needed to be rezoned in order to accomplish that objective and suggested a lesser portion of the 8.87 parcel be considered. The applicant indicated that would be acceptable. Mr. Church clarified the entirety of the property was not on the sanitary sewer system and Commissioners discussed that and the modification option. There were no public comments.

Mr. McKay made the motion, supported by Mr. Jenson to recommend approval of the proposed zoning map amendment for a portion of the property namely 108 feet +/- deep along both North Shore and F Lane from AG Agricultural to RS Residential Suburban, to the Township Board in accordance with the correspondence from LandPlan dated December 27, 2023 notably Part Three, the Summary section, conditioned on a revised survey, and further to submit the amendments to Region II Planning Commission for comments. Ayes all. Motion Carried.

Chair Wanty closed the public hearing at 7:44 p.m.

Public Comment: Chair Wanty opened the public comment period at 7:45 p.m. The Chair closed the public comment period at 7:46 p.m.

Commissioner Comments: Roger Gaede memoriam. Chair Wanty recognized the passing of former Planning Commissioner Roger Gaede and his valuable contribution to the township as a member of the commission.

Adjournment: Chair Wanty made the motion supported by Mr. Trout to adjourn at 7:49 p.m. Ayes all. Motion Carried.

RESPECTFULLY SUBMITTED
Mike Trout, Secretary