

# COLUMBIA TOWNSHIP PLANNING COMMISSION

Columbia Township Hall  
8500 Jefferson Rd. Brooklyn MI 49230

Tuesday, June 4, 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. Wanty called the roll: Present: Chairperson Todd Wanty, Vice- Chair Bob Jenson, Hollis Jeffreys, Mike McKay, Britt Phenicie

Absent: Secretary Krissie Barnes

Recognized Guests: Brittany Stein

Note: There is a vacant seat.

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

**Approval of Minutes from Tuesday, May 14, 2024:** *Motion by Mr. McKay, supported by Mr. Jenson, to approve the minutes as presented. Ayes all. Motion Carried*

**Purpose of meeting:** Chair Wanty presented the purpose of this Public Hearing.

- a. Public hearing for Special Land Use Permit and Site Plan Review
- b. Zoning Administrator's Report

**Public Comment:** Chair Wanty opened the public comment period at 7:05 p.m.

Comments: Peter Jensen 9345 Vining St Clarklake, MI presented a written explanation of No Stopping, No Standing, No Parking signs and the applicable State of Michigan Laws that apply, and to voice his concern over traffic and parking issues with the proposed Daycare Center at the former Clark Lake Church.

Peter Fisk 190 Riveria Dr Brooklyn, MI spoke about the repurposing of the former church and the need for additional education and daycare options in our community.

The Chair closed the public comment period at 7:16 p.m.

### **New Business:**

- a. Public hearing for Special Land Use Permit and Site Plan Review Mr. Wanty opened the public hearing at 7:17 p.m. and read the summary of special land use permit and site plan review as described in the public notice.  
Special Land Use Permit and Site Plan Review for Countryside Montessori

School 9224 Hyde Rd. Clarklake, MI 49234 Parcel ID 000-19-17-302-001-01  
The request is to issue a Special Land Use Permit and approve the Site Plan for the establishment of a childcare facility (Clark Lake Montessori School) on an approximately 3/4 acre property. The proposed facility will utilize the entirety of the existing building on the property (previously Clark Lake Community Church) with no change proposed to the existing footprint of the building. The existing paved on-site parking area, which is accessed off North St., will be utilized for all required parking.

- b. Diane Smith- 14191 Calhoun Rd Addison,MI the applicant presented the plan for the re-use of the Church and the establishment of the daycare. DHHS monies will be accepted and scholarship opportunities are available.
- c. Allan Scheppelmann 2535 Spring Arbor Rd Jackson,MI spoke on the behalf of the applicant as the surveyor and consultant on the project. His comments also included a statement that since the State of Michigan is responsible for the licensing, the other State entities for Drainage, JDOT and so on would not be necessary for permitting. Brittany Stein, Columbia Charter Township Planning and Zoning Manager did address this, what is being referenced is from the staff recommendation in the report. As mentioned in the report, the zoning administrator must make sure all necessary permits, beyond those that can be issued by the Township, shall be obtained proper to issuance of a zoning permit. This is a familiar statement or recommendation in the staff report, which the Planning Commissioners have seen before, and it is included in all staff reports.

Commissioner questions of the applicant:

Mr. Jenson is concerned with the increased traffic on Hyde Rd in the mornings and afternoons with the proximity to the local Township boat launch across the street.

Mr. McKay discussed the requirement for any exterior lighting to be shielded and downlighted for the property only, to avoid light pollution on Clarklake, as required by ordinance He also questioned whether the concrete parking pad adjacent to the building on the north side of the building would be used for drop off, as it is in the County Right of way for North Street. Mr. Scheppelman replied they had no plans to remove it, as it is the ROW for the county road.

Brittany Stein, Columbia Charter Township Planning and Zoning Manager presented her review of the plan and made the recommendations so forth.

7:59 Public Comment relating to the public hearing for the special land use and site plan review was opened.

Peter Jensen, previously noted, discussed the monthly "block party" in his adjacent neighborhood and how they are able to handle parking issues along Hyde Rd with the Columbia Township Police Department.

Lisa Fisk 190 Riveria Dr. Brooklyn, MI spoke about her experience as a School Principal and stated her opinion that the drop off and pick up plan would be very effective as to her experience as a retired educator.

James Minnick Jr. 104 Claremont Circle Brooklyn, MI spoke very quickly about his role as an appointed County Commissioner and is running for Columbia Township Board Trustee.

No written or emailed correspondence was received in support or in opposition to the project.

Public Comment was closed at 8:08pm.

***Mr. McKay made the motion supported by Mr. Jenson to accept the Planning Commission Staff Report for June 4, 2024 Public Hearing, as the Planning Commission's findings of facts, conclusions, the basis of the planning action on this application, and to recommend to the Township Board the approval of the Special Land Use Permit and Site Plan for the Countryside Montessori School (Daycare Center) at 9224 Hyde Rd TID # 000-19-17-302-001-01. The proposed facility will utilize the entirety of the existing building on the property, with no change proposed to the existing footprint of the building. The existing paved on-site parking area (west of the building), which is accessed off North St., will be utilized for all required parking. Conditions of approval for the Township Board to consider: a.) All exterior lighting which is existing, new and replacements shall be fully shielded and directed downward to mitigate light pollution. The exterior lighting shall not shine or cast beyond the limits of the property. b.) If so deemed, the parking lot currently used for public parking of boat trailers, be closed during the operation hours of the Daycare. Roll call vote; Mr Jeffreys-Yes, Vice Chair. Jenson-Yes, Chair Wanty-Yes, Mr McKay-Yes, Mr Phenicie- Yes Motion Carried***

**Commissioner Comments:** Mr. Wanty shared that there would be another public hearing scheduled for Tuesday, June 25, 2024, at 7:00 p.m. and a regular scheduled meeting on Tuesday, August 13, 2024, at 7:00 p.m.

**Adjournment:** Chair Wanty made the motion supported by Mr. Jensen to adjourn at 8:15 p.m. Ayes all. Motion Carried.

RESPECTFULLY SUBMITTED

Todd Wanty, Chair/ Secretary Pro Tem