

Columbia Charter Township Planning Commission

Columbia Charter Township Hall

8500 Jefferson Road, Brooklyn, MI 49230

September 11, 2025, at 7:00 PM

Minutes

Call to Order -Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited. A Moment of Silence to honor the memory of the 911 Attack on America was observed.

Roll Call – Chairperson Wanty called the roll: Present: Chairperson Todd Wanty, Vice Chair Bob Jenson, Britt Phenicie, Hollis Jefferys, Rick DeLand, Mike McKay, Absent Krissie Barnes, Secretary

Recognized Guests: Brittany Stein, John Collins (Applicant), Bill Bendele, Jack Shelby as consultant and Rick Belcher, Clark Lake Spirit, and Patrick O’Brien.

Approval of Agenda – Motion by Mr. Jenson and support by McKay to approve the agenda. Ayes all. Motion Carried. Amended slightly to move Old Business to follow New Business.

Approval of Meeting Minutes - Motion by Mr. DeLand and support by Mr. McKay to approve the minutes from August 7, 2025, Planning Commission Meeting Minutes. Ayes all. Motion Carried.

Public Comments – Opened at 7:05pm Closed at 7:06 No Public Comments were presented.

New Business

- **Site Plan Review**
 - **Owner/Applicant:** John Collins/Ocean Beach Properties
 - **Location:** 3505 Ocean Beach Rd Clarklake, MI 49234
 - **Parcel ID’s:** 000-19-15-326-022-01, 000-10-15-326-022-03, 000-19-15-376-002-05 & 000-19-15-326-022-04
- **Request:** Preliminary Site Plan Review for the establishment of a Planned Unit Development (PUD) which includes an existing restaurant/bar, retail, apartment, single family homes.8 rental cottages, and open space recreation area. The land

encompasses 4 existing parcels totaling approximately 19.5 acres and is currently zoned C-1,RS, RLS and AG.

Applicant presentation: Mike McKay PC Commissioner recused himself from Board action to present for the Applicant Mr. John Collins. He discussed the current situation of haphazard zoning going back several decades with several different entities within the proposed PUD area having conforming and non-conforming zoning for their current use.

There will be a land exchange to clear up a barn of one owner (Collins) being mistakenly built on property belonging to Bill Bendele and camper trailers in Bendele's campground being on the Collins property. A signed and executed Land Swap agreement was presented to cover Item 3 in Mr. McKay's presentation.

Motion by Jeffreys, Supported by Jenson to recommend preliminary approval of the site plan, directing the Zoning Administration to move forward with a final site plan, schedule a Public Hearing with waivers. Voice vote ayes all. Motion Carried.

Motion Details:

1. PUD zoning will align the existing uses with the official zoning map.

Example 1 The Gear Garage has been used for commercial purposes (Ocean Beach Pier) from the 1930's

Example 2 The apartment over the Beach Bar office has been in existence since the 1950's

Example 3 Proper Zoning of the parking lot and also will allow for the Cottages in the NE Corner of the PUD.

2. Intended Timeline: Once approved, the plan will be to have the engineered drawings and site plan ready to submit to the Planning Commission by early 2026. If approved by the Township Board, start construction on the first two Cottages in mid-2026 and build 2 per year until completion near 2030.

Waiver of existing ordinances:

Article 4, section 4.1, Page 4-2 Table 3-4 Page 3-12, possible lot square footage.

Article 13: Private roads and driveways.

Article 20, 20.6, Page 20-2 Minimum Livable square footage (750 required) to 400-800 for the cottages.

Article 6, Page 6-1 Non-conforming setbacks on existing structures.

Article 13, Page 13-3, E-3 Cul-de-sac radius of 60 feet; be allowed a lesser radius to be determined.

Table 3-4, Page 3-12 Lot width (80) feet, new lots sizes are yet to be determined.

Allow for the continued use of the Apartment above the Beach Bar Office, it is unclear in current zoning if it is allowed.

Old Business

Brittany Stein brought up the need to begin work on the Columbia Charter Township Master Plan as it is woefully outdated (2009). The Planning Commission discussed the need to update as we have made several attempts in the past which have not been successful.

Motion by McKay, Support by Jeffreys, Voice vote all ayes. Motion carried to begin the necessary steps on the Master Plan update.

Public Comment #2 was called for at 7:55: Mr. Patrick O'Brien 3217 Ocean Beach Clarklake, MI 49234 wanted to voice his concern as his property neighbors the planned PUD as to noise and disturbances from the driveway proposed for a single family/duplex next to his home. His wife Pat also spoke to that issue, but they are in favor of the project. **Public Comment was closed at 8:05 PM**

Member Comments: none

Next meeting is planned for Thursday October 9, 2025; no agenda items are planned at this time.

Adjournment

Wanty moved to adjourn the meeting at 8:15 PM. The motion was seconded by Jenson. Ayes all. Motion Carried.

Meeting Adjourned