Columbia Charter Township Planning Commission
Columbia Charter Township Hall
8500 Jefferson Road, Brooklyn, MI 49230
June 11, 2026, 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.

Roll Call – Secretary Krissie Barnes called the roll:
Present: Chairperson Todd Wanty, Krissie Barnes, Britt Phenicie, Hollis Jeffreys, Mike McKay, Rick DeLand, Taylor Aue
Absent: None
Recognized Guests: Brittany Stein

Approval of Agenda – Motion by **Jeffreys**, supported by **McKay**, to approve the agenda.

Ayes: All
Motion Carried.

Approval of Meeting Minutes – Motion by **Aue**, supported by **Jeffreys**, to approve the minutes of the **May 7, 2026,** Planning Commission meeting.

Ayes: All
Motion Carried.

Public Comments – No public comments were received.

Public comment opened and closed at **7:02 p.m.**

Master Plan

Brittany Stein presented a progress update on the working draft of the Master Plan.

Commission members reviewed the overall format and organization of the draft and commented favorably on its readability. Discussion included:

- Current demographic and background information sections.
- Updates to land use and zoning maps, including requests for clearer color distinctions between zoning classifications and updated GIS mapping.
- Incorporating current PUD designations into future mapping.
- Future inclusion of additional local photographs and updated mapping.
- Recognition of Columbia Township's continued growth and the importance of highlighting that trend within the Master Plan.

- Potential input from Township staff, including Mike Trout, regarding infrastructure, utilities, and cemetery operations.
- Continued work on demographic summaries, housing data, survey results, and future planning goals.

Ms. Stein advised the Commission that the document remains in the early stages of development and will continue to be refined as additional information is compiled.

Zoning Ordinance Text Amendment

Ms. Stein reported that all Township ordinances have been submitted to CivicPlus for codification. The Township's code attorney is currently reviewing each ordinance and will prepare a legal analysis identifying inconsistencies with current Michigan statutes.

The Commission conducted an extensive discussion regarding **Section 20.8 – Accessory Uses and Structures**, including:

- Placement of accessory buildings on lakefront and residential lots.
- Front yard accessory structure restrictions.
- Agricultural exemptions under the Right to Farm Act.
- Building setbacks, lot coverage, and permitting requirements.
- Detached garages, sheds, and structures under 200 square feet.
- Foundation requirements and zoning permit exemptions.
- Clarification of ordinance language regarding enclosed corridors, breezeways, building heights, and accessory structures.
- The increasing number of variance requests related to accessory structures and whether ordinance revisions could reduce the need for future variances.
- Gathering additional public input as part of the Master Plan and future zoning ordinance updates.

Staff will continue researching ordinance options and return with additional recommendations for Commission review.

Ms. Stein also provided updates regarding:

- The proposed Short-Term Rental Ordinance currently under Township Board review.
- Monthly zoning activity reports.
- Upcoming Zoning Board of Appeals cases.

- A proposed cellular tower variance application scheduled for future ZBA consideration. Commissioners discussed the proposed location, setbacks, neighborhood compatibility, and potential alternative locations.

Old Business

None.

New Business

None.

Public Comment

No public comments were received.

Member Comments

Commission members discussed ongoing code enforcement concerns, including abandoned vehicles, property maintenance, and reporting procedures. Members also discussed continuing opportunities to improve zoning regulations through the Master Plan update.

Announcements

Chairperson Wanty announced that the next Planning Commission meeting is scheduled for:

Thursday, July 9, 2026, at 7:00 p.m.

Adjournment

Motion by **DeLand**, supported by **Aue**, to adjourn the meeting at **8:03 p.m.**

Ayes: All

Motion Carried.