

Columbia Township Planning Commission

Meeting Minutes

January 16, 2017

At Columbia Township Hall

Meeting called to order at 7:00 pm

Present: Al Baerren, Richard Curtis, Tom Fry, Kathy Curtis(board Representative). Absent: Marcia Lukens.

Meeting notes will be taken by Richard Curtis

Motion to accept the Agenda, made R. Curtis, seconded K. Curtis, All yes- passed

Motion to accept the minutes of December 19 With change to January 2017 . Made by T. Fry, seconded by R. Curtis, All yes – passed

Communications were received from the K. Spicer, K. Stokes, and R. Flamange. (attached)

Zoning Administrator Report by Pat Hudson

Program: A motion was made to limit the comment time 3 minutes due to the expected number of people. Motion by R. Curtis seconded by T. Fry. K. Curtis was appointed to keep time.

Zoning Ordinance changes as proposed were reviewed line by line. (attached) Section 4.02 changed to reflect review by Planning Commission and approval by Township board. Section 4.13 5. Parking may be covered by GAMP.

Public Hearing: The public hearing was started at 7:26 pm. Ground Rules for comments were read by A Baerren. (attached) Comments are as follows:

Section 3.04

K. stokes, off premise consumption is already covered.

D. Bradbury, does no cover 10 acres or less.

K. Gruss, needs to distinguish between Farm Market and Farmer's Market

Section 4.11

K. Spicer, concern over economic gain.

Section 4.12.3

D. Beckwith, concern over possible economic effect on nearby properties.

D. Bradbury, concern over economic effect on Ag property.

Comment by A. Baerren, Seconded sentence may be moved to part 1.

Section 4.12.5

D. Bradbury, 75 feet is no enough.

Change to reflect review by Planning Commission and approval by Township Board.

Section 4.12.6

K. stokes, lighting requirements need to be more specific.

Civil Penalties are covered elsewhere.

Section 4.12.7

K. Spicer, The 50% limit is covered by GAMP no the Township.

D. Bradbury & Kim Stokes, when does a farm market become a restaurant?

Section 4.12.8

K. Spicer, D. Kovach, need to specify type of liscense.

Section 4.12.10

K. Spicer, need to define controlled area. Needs to be consistent with LCB.

V. Romano, should hard liquor be included.

Hearing on Zoning Ordinance Changes closed at 8:27 pm

Public Hearing opened on Zoning at 8:28. Speakers to state for or against. (notes attached)

Hearing closed at 9:30 pm.

Unfinished Business

Motion to send zoning changes to the County Planning Commission. Made by T. Fry, seconded by K. Curtis.

New Business

Resolution to set meeting dates for 2017. A Baerren: yes, T. Fry: yes, K. Curtis: yes, R. Curtis: yes.

Election of Officers: A. Baerren: Chairman, T. Fry: Vice Chairman, R. Curtis: Secretary.

Public Comment: K. Spiecer, By laws specify dates of meetings. He may have an old copy.

Adjourn Motion to 9:40 pm. Made by R. Curtis, seconded, K. Curtis.

Motion to Adjourn: made Fry, seconded Lukens, All yes - passed

Meeting Adjourned at 7:30 pm.

Minutes by Richard Curtis, acting Secretary