

Columbia Township Planning Commission

Meeting Minutes

April 12, 2017

At Columbia Township Hall

Meeting called to order at 7:00 pm

Present: Al Barren(Chairman), Richard Curtis(Secretary), Marcia Lukens, Beverly Sheerer, Linda Miller, Tom Fry,). **Absent:** Kathy Curtis(Board Representative)

Motion to accept the Agenda; made Tom Fry, seconded Marcia Lukens, All yes- passed

Motion to accept the minutes of March 8 with 2 changes Made by Marcia Lukens, seconded by Beverly Sheerer, All yes – passed

Communications – County Commissioners letter of February 28. Township Board approval of expenditures for new Planning Commissioners members to take training.

Zoning Administrator Report by Pat Hudson.

Activity Report for March. (Attached)

Summary Report of permit locations for 2016 and 2017 to date. (Attached)

Family Dollar Sign Special Use Permit. (Attached)

Public Hearing for Family Dollar Sign Special Use Permit(7.08pm)

No neighbors were present.

Jason Headly was present and represented RWL Sign Co. who do the signs for Family Dollar.

Concerns over sign location, size and noise were discussed. Mr. Headly agreed to move the elevated sign to conform to the 8 foot setback as required in the zoning. He will speak to the owners and apply for a variance if they do not agree. The size of the sign is approximately the same as the Marathon gas station sign(8' x 12'). There was no objection to the size. Since the sign is LED there will be no noise. The sign is lighted and will be shut off 15 minutes after closing time. The building sign on the Middle street side will not be lighted so as to not be objectionable to the neighboring home.

The Public Hearing was closed at 7;20pm

Unfinished Business:

Family Dollar Sign Special Use Permit: The Planning Commission recommends that the Township Board approve the Special Use Permit application dated 02-08-17, for the Commercial zoning district outdoor advertising signs greater than 32 square feet, with the following conditions.

1. The building sign on the Middle Street side of the building is to be unlighted.
2. Project drawings are to show that all parts of the lighted pole sign will be at least 8 feet from the road right of way per Section 4.04 of the Township zoning ordinance.

Made by Tom Fry, seconded by Beverly Sheerer.

Medical Marijuana: Several members of the PC have attended seminars on the zoning of MM. The State has not put in place final and complete recommendations for handling the zoning of this subject. Until they complete their work it is felt that we should not take any action. It was decided that we should try to find out what the feeling of our residents is and how we should proceed.

Motion: Motion to draft a survey to be sent out with the next tax bills. Made by Beverly Sheerer, seconded by Marcia Lukens, All yes. Beverly Sheerer agree to make a first draft of the survey.

Master Plan: After discussion it was decided to send the Master Plan to the Township Board as is.

Motion: Motion to recommend to the Township Board to approve the Master Plan. Made by Tom Fry, seconded by Dick Curtis, Opposed by Linda Miller, remainder yes, motion passed.

Zoning Ordinance Changes: A discussion was held and terminated due to the late hour.

New Business: - none

Public comments: Dixie Kovaks, Kim Stokes, Karen Gruss, Ken Spicer.

Adjourn: Motion to adjourn at 9:05 pm. Made by Tom Fry, seconded, Dick Curtis, all yes.

Minutes by Richard Curtis, Secretary