

Approved September 10, 2019 with corrections

Columbia Township
Planning Commission Meeting Minutes
Monday, August 26 2019
Columbia Township Hall 7:00 p.m.

Call to Order

Meeting called to order by Chairwoman Elrod @ 7p.m.

Pledge of Allegiance

Roll Call

Present: L. Elrod, D. Marcelletti, L. Miller, B. Sherrer

Absent: C. Case

Approval of Agenda

A motion was made to amend the agenda to include Public Comment as #5 and adding (a. Conflict of Interest) to the New Business. Moved by Sherrer, Seconded by Marcelletti to approve the agenda, with amendments.

Ayes: Elrod, Marcelletti, Miller, Sherrer.

Nays: None

Motion carried.

Public Comment:

~~One~~ Ken Corke made a comment on Accessory Buildings vs. Accessory Uses ~~was queried.~~

The township attorney, Catherine Kaufman, explained that this public hearing was to amend the Township's Zoning Ordinance, removing the criteria allowing activities/uses beyond the scope of the Farm Market Generally Accepted Agricultural and Management Practices (GAAMPs) & adding a definition of a Farm Market, as discussed at the July 9, 2019 PC meeting.

Public Hearing

Public Hearing was opened at 7:09PM.

a. Amend Article 3.0, Section 3.04 A2e & 3.04 B2e Farm Market

To prohibit ancillary Farm Market activities until such time as a review can take place, after completion of the master plan update.

Amend the text to state that ancillary or affiliated activities that are beyond the scope of the GAAMP are prohibited.

Permitted accessory uses with conditions Renumbered will also be removed.

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b. Amend Section 7.02 "F":

Remove the following sentences from the definition of Farm Market:

This includes roadside stands. It does not necessarily mean a physical structure such as a building and is considered part of a farm operation. At least 50 percent of the products marketed and offered for sale at a farm market (measured as an average over a five-year time frame) must be produced on and by the affiliated farm. Farm products may be processed more extensively into a form that adds value and makes them more marketable for direct customer sales in accordance with Michigan laws, and then sold at the affiliated farm market, as long as allowed by local, state, and federal regulations. The farm market may operate year-around or seasonally, and may include activities to attract customers and facilitate retail trade business transactions when allowed by applicable local, state, and federal regulations. Farm markets must be located on property where zoning allows for agriculture and its related activities.

Add the words: in accordance with the GAAMPs for farm markets.

New definition: A Farm Market is a place or an area where transactions between a farm market operator and customers takes place in accordance with the GAAMPs for Farm Markets.

Sherrer voiced her approval of the proposed text, given the opportunity to revisit the topic once the Master Plan had been updated. ~~Some audience members~~ *Marsha Lukens and Ken Corke* wondered why the ~~PC~~ *Planning Commission* would want to restrict the extra activities. Elrod explained that it would bring the Zoning Ordinance in line with the existing Zoning, and operating within the realms of the current Master Plan.

Public hearing closed at 7:16

New Business

a. Conflict of Interest

Elrod discussed a contentious issue regarding a committee member who does not reside in the Township. The Michigan Zoning Enabling Act does not state that a ~~PC~~ *Planning Commission* member has to reside in the jurisdictional limits. Kaufman explained that diversity in ~~PC~~ *Planning Commission* members provides a broad spectrum of viewpoints.

b. Discuss decision to amend Article 3.04A2e & 3.04 B2e, Article 7

Elrod agreed that any farm market activities outside of the GAMPs should be prohibited; at least until the Master Plan update is completed. Marcelletti questioned if the Zoning could allow Commercial uses in the Ag District. A discussion was had regarding agritourism and the possibility of identifying an area where these kinds of Ancillary uses could be allowed, as part of the Master Plan update, and considering what the community thinks is appropriate.

A motion was made, to recommend to the Board, to accept the proposed text amendments. Moved by Marcelletti, Seconded by Miller

Ayes: Elrod, Marcelletti, Miller, Sherrer.

Nays: None

Motion carried.

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Old Business - None

Communications received - None

Public Comment

Smalley explained that the Van Buren County Planning Commission needs to review the text amendment before it goes in front of the Township Board. Sherrer asked about publishing the notice, once approved by the Board. Smalley explained that it would need to be published within 15 days and become effective 8 days after that.

~~Questions from community members~~ *Kate Schrank had questions* regarding Jephtha Lake Golf Course new ownership and how Special Land Uses (SLU) work. ~~were also discussed.~~

Adjournment

Motion to adjourn at 7:35 by Marcelletti. Second by Miller.

Motion carried.

Ayes: Elrod, Marcelletti, Miller, Sherrer.

Nays: None

Respectfully Submitted:



Jennifer Goodrich

Recording Secretary