

**Minutes of Caledonia Township, Alcona County, Planning Commission
August 3, 2009**

Meeting called to order by Chairman Vichunas at 7:00 p.m. at the Caledonia Township Hall, Spruce, Michigan.

Pledge of Allegiance.

Roll Call: Present: Freigruber, Hahn, Preston, Scott, Vichunas, and Waldeck.
Absent: Williams

MOTION by Hahn to approve the **Agenda** as submitted by email; **SUPPORT** by Preston; Motion carried.

MOTION by Freigruber to approve the **Minutes** of the July 6, 2009 meeting as submitted by email from Secretary Waldeck; **SUPPORT** by Preston; Motion carried.

CITIZENS COMMENTS/COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: Freigruber advised that North American Hydro has provided temporary access on the East side of the dam and that Walden Properties still needs to remove the fence.

REPORTS:

Zoning Board of Appeals: Freigruber stated that the request for a variance at 6008 Cedar Drive was denied but the petitioner will present an alternate plan at a meeting on another variance request on Mosey Beach scheduled for August 19th.

Board of Trustees Meeting Synopsis: Scott read the Synopsis published in the ALCONA COUNTY REVIEW on July 15, 2009 and provided additional items of interest. He also read the minutes of a special meeting held on July 21, 2009 as published in the ALCONA COUNTY REVIEW on July 29, 2009.

UNFINISHED BUSINESS:

Zoning Ordinance Book Revision – Vichunas continues to work on.

Crematorium Ordinance – Vichunas reported that the additions to Section 202, Definitions; Section 408, Residential/Commercial (RC) Districts; Section 410, Residential/Agricultural (RA) Districts; Section 412, Industrial (I) District and Section 607, Standards and Requirements for Special Land Use Permits were published in the ALCONA COUNTY REVIEW on July 22, 2009 and were effective on July 30, 2009.

Proposed Zoning Ordinance re Sexually Oriented Businesses – Freigruber, Preston and Waldeck attended the MTA training session on Locally Undesirable Land Uses (LULU) held in Gaylord, MI on July 22, 2009. When preparing a zoning ordinance on sexually oriented businesses, the Leader, Amy Chestnut, noted that the courts have determined that the location of SOB sites can be limited to where their adverse impact will not be detrimental. She further discussed strategies and stated that a documented report on adverse secondary effects should be undertaken prior to enacting zoning regulations. Freigruber proposed that we send the Sexually Oriented Business Ordinance Draft to our Township Attorney regarding the need for a secondary effects report.

NEW BUSINESS:

Proposed ORV Ordinance – Scott stated that the Board authorized the Planning Commission to develop an ORV Ordinance similar to the County’s version. Scott and Williams will provide a draft ordinance for review.

Proposed Condominium Ordinance – Freigruber working on.

Review Master Plan adopted June 14, 2006 – Planning Commission will begin working on and will include preservation of agricultural land as well as forest and recreation areas.

Review Recreation Master Plan 2005-2009, adopted February 16, 2005 – Scott reported that the Board has directed the Planning Commission to update the 5-year Recreation Master Plan for 2010-2014. Planning Commission members will review pages 1 & 2 Community Description for discussion at the September meeting.

Research Sample Ordinances on Burning Trash – **MOTION** by Waldeck to table until the September 2009 meeting; **SUPPORT** by Freigruber; Motion carried.

Discuss Updating Zoning Ordinance Book – Vichunas discussed a full revision of the Ordinance Book to better serve the Township for the next 5 to 10 years. Will look into potential cost.

POLL MEMBERS FOR NEW BUSINESS: None.

Next Planning Commission Meeting – September 14, 2009.

Next Tri-Township Planning Commission Meeting – Meeting scheduled for October 22, 2009, at 7:00 p.m. hosted by Hawes Township.

MOTION by Hahn to adjourn at 8:55 p.m.; **SUPPORT** by Scott; Motion carried.

Respectfully Submitted,

Jane Waldeck, Secretary