

MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION
April 4, 2011

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, Williams and Vichunas.

Absent: Waldeck.

Guest: G. Grove.

Freigruber requested the addition of Master Plan Review under New Business. **MOTION** by Freigruber to approve the **AGENDA** as amended; **SUPPORT** by Williams; Motion carried.

MOTION by Preston to approve the March 7, 2011 **MINUTES** as provided by email; **SUPPORT** by Scott; Motion carried.

CITIZENS COMMENTS / COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: Vichunas reported that she received an email from Alcona Township forwarding an email from Sharon Coleman re our Zoning Ordinance which requires a minimum 10 acres for Residential/Agricultural and whether or not Ms. Coleman could purchase an 8-acre parcel on which she would like to house 1 horse. Vichunas advised Ms. Coleman to contact the Zoning Administrator. Vichunas contacted N. Beck who had already received calls from 5 different realtors with the same question.

REPORTS:

Zoning Board of Appeals -- Freigruber had nothing to report.

Board of Trustees -- Scott provided items of interest from the Board's March 10th meeting.

UNFINISHED BUSINESS:

Zoning Ordinance Book Revision -- Vichunas reported that she was working on Article Seven, the last chapter.

Proposed Condominium Ordinance -- Freigruber will draft revision for Special Uses and Districts for review.

Review Zoning as it applies to the Master Plan adopted June 14, 2005, to include preservation of agricultural, forest and recreation land -- Proposed changes approved by the Board for incorporation in the Zoning Ordinance Revision.

Decks and Fences on High Banks ;in Section 304 and Section 307 and Natural Screening Fences Definition and PUD Language -- Proposed changes approved by the Board for incorporation in the Zoning Ordinance Revision.

Medical Marijuana Dispensaries -- Vichunas will forward revision by email for review.

Township Ordinance #10-01, Outdoor and Open Burning -- No change to the existing Ordinance.

NEW BUSINESS:

Right to Farm Act -- Discussed letter provided by Zoning Administrator -- specifically page 2 re local zoning. Need specific direction from Zoning Administrator.

Nursing Home and Assisted Living Facilities -- Waldeck to provide status of her research when she returns from vacation.

Master Plan Review -- Address at the next Tri-Township Planning Commission Meeting on June 23rd. Will keep item on Agenda to address after Zoning Ordinance Revision has been reviewed.

Planning and Zoning Essentials Handbook -- Vichunas ordered 6 books but has not received them.

PUBLIC COMMENT: None.

Next Planning Commission Meeting -- May 2, 2011.

Next Tri-Township Planning Commission Meeting -- June 23, 2011 at 7:00 p.m., hosted by Caledonia Township.

MOTION by Freigruber to adjourn at 8:25 p.m.; **SUPPORT** by Williams; Motion carried.

Respectfully Submitted,

Kathleen E. Vichunas, Acting Secretary