

MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION
February 6, 2012

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: Grove, Hahn, Preston, Scott, Vichunas, Waldeck and Williams.

MOTION by Williams to approve the **AGENDA** as submitted by email; **SUPPORT** by Preston; Motion carried.

MOTION by Williams to approve the January 9, 2012 **MINUTES** as submitted by email; **SUPPORT** by Preston; Motion carried.

CITIZENS COMMENTS/COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: Vichunas reported that she received a call from Marilyn Voss about obtaining an application to request a variance from the ZBA. Discussed communications received by Board members about Township issues. Scott will communicate concerns about directing requests to the Township web site and making allowances for those who might not have computer access.

REPORTS:

Zoning Board of Appeals – Waldeck, recent appointee to the ZBA, stated that Ott will call a meeting to update and familiarize the members regarding the purpose of the ZBA. Waldeck also advised that she would like to take an online webcast co-sponsored by MTA specific to the “Roles and Functions of the Zoning Board of Appeals: Variances.” The cost for this online webcast is \$30.00. Scott will take the recommendation for reimbursement of this webcast to the Board.

Board of Trustees – Scott provided items of interest from the Board of Trustees January 11, 2012 meeting published in the **ALCONA COUNTY REVIEW** on January 18, 2012.

UNFINISHED BUSINESS:

Zoning Ordinance Book Revisions – Members continue to work on the Zoning Ordinance revisions. Study sessions were approved by the Board and scheduled for 6 p.m. on February 13th and February 20th.

Accessory Buildings, Section 302, Sub-point 3 – Public Hearing to be held during the regularly scheduled meeting on **March 5, 2012 at 7:00 p.m.** regarding the **deletion** of the following sub-point 3, Section 302, Accessory Buildings, in the Zoning Ordinance:

An accessory structure for storage purposes only may be constructed on a vacant parcel adjacent to, across from, or within three-hundred (300) feet of a parcel containing a principal structure under common ownership. This requirement is applicable in Residential (R), Residential/Lakeshore (RL), Lakeshore Development (LS) and Residential/Commercial (R) Districts.

The Notice of Public Hearing will be sent to the **ALCONA COUNTY REVIEW** for publication on February 15, 2012.

Proposed Ethanol Production Amendment – Proposed amendment to Section 410, Agricultural (AG) District, regarding Ethanol Production was reviewed by the Board of Trustees and agreed that this amendment can be incorporated in the revised Zoning Ordinance.

Planning Commission 2012 Meeting Schedule – The 2012 meeting schedule was published in the **ALCONA COUNTY REVIEW** on January 11, 2012.

2011 Annual Report – Submitted to the Board of Trustees for their January 11, 2012 meeting.

Planning Commission Bylaws – Discussion regarding the annual review of the Bylaws was postponed until the March meeting. Vichunas will send the Planning Commission Ordinance via email to the PC members for review to determine if the Ordinance contains the specific elements that were discussed regarding removal from office for misfeasance, malfeasance or nonfeasance.

NEW BUSINESS:

Gas and Oil Facilities -- Waldeck reported on the status of her research on this subject. Further discussion is needed before a determination is made to include this reference in the revised Zoning Ordinance.

ISSUES TO BE ADDRESSED FOR INCLUSION IN OR AFTER COMPLETION OF ZONING ORDINANCE REVISION:

Proposed Condominium Ordinance.

Proposed Medical Marijuana Dispensaries Ordinance.

Proposed revision regarding 10 acre parcels and restrictions on horses (Right to Farm Act).

Public Comment - None.

Next Planning Commission Meeting – March 5, 2012.

Next Tri-Township Planning Commission Meeting – April 26, 2012 at 7:00 p.m., hosted by Alcona Township.

MOTION by Williams to adjourn at 9:30 p.m.; **SUPPORT** by Preston; Motion carried.

Respectfully submitted,

Jane Waldeck, Secretary