

**MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION**  
**January 9, 2012**

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

Pledge of Allegiance.

Chairman welcomed new member, Gary Grove.

Roll Call: Present: Grove, Hahn, Preston, Scott, Vichunas, Waldeck and Williams.  
Guest: Nancy Beck.

**MOTION** by Williams to approve the **AGENDA** with 2 additions; **SUPPORT** by Preston; Motion carried.

**MOTION** by Hahn to approve the December 5, 2011 MINUTES as submitted by email; **SUPPORT** by Williams; Motion carried.

**CITIZENS COMMENTS/COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA:** None.

**REPORTS:**

**Zoning Board of Appeals** – No report - an appointee is needed.

**Board of Trustees** – Scott provided items of interest from the Board of Trustees December 14, 2011 meeting as published in the ALCONA COUNTY REVIEW on January 4, 2012, and advised that the Board questioned the need for a public hearing for the Section 302(3) and the 410 revisions.

**Zoning Administrator** -- Beck provided an update re the Jahn property on Bear Springs Road and thanked the Planning Commission for reviewing the requirement which limits accessory structures within 300 feet of the parent property. Also questioned the ordinance requirement limiting 3 signs per property. Scott read an email from Ron Young, Road Commission, regarding the cluster of signs at Swede and Hubbard Lake Roads and Spruce and Hubbard Lake Roads which are located on the back side of the road right-of-way at 33 feet from the center of the road. Discussion also held re a new sign on an existing sign at Spruce and Hubbard Lake Roads which provided Beck with additional clarification of the ordinance requirements. Beck also suggested that the Planning Commission should consider including commercial property in the sign requirements.

**UNFINISHED BUSINESS:**

**Zoning Ordinance Book Revisions** – Members continue to work on the Zoning Ordinance revisions. Vichunas mentioned that she is making the changes in the ordinance as they are being reviewed and has found that the septic system portion needs further review. Study sessions were scheduled for 6 p.m. on January 17th, February 13th and February 20th. Scott will ask the Board to consider approval of these study sessions.

**Accessory Buildings, Section 302, Sub-point 3** -- Scott stated that the Board reviewed the recommendation to delete this requirement and questioned the need to hold a public hearing.

**Proposed Ethanol Production Amendment** – Proposed amendment to Section 410, Agricultural (AG) District, regarding Ethanol Production was reviewed by the Board of Trustees. Vichunas will ask the Board for clarification on the need to hold a public hearing or to include this amendment in the zoning ordinance revision.

**Planning Commission 2012 Meeting Schedule** -- The schedule was submitted to ALCONA COUNTY REVIEW for publication in December, 2011, however, it was not published. Vichunas contacted the REVIEW and was advised that the schedule will be published in the January 11, 2012 issue.

**NEW BUSINESS:**

**2011 Annual Report** – **MOTION** by Waldeck to approve the Annual Report as submitted by Vichunas; **SUPPORT** by Williams; Motion carried. The Annual Report will be forwarded to the Board members.

**Planning Commission Bylaws** – **MOTION** by Waldeck to table the Bylaws for further review; **SUPPORT** by Hahn; Motion carried.

**Election of Officers for 2012 and the ZBA Member** – Nominations from the floor for Chairman: Williams nominated Vichunas; No other nominations were submitted. Nominations from the floor for Vice-Chairman: Preston nominated Williams; No other nominations were submitted. Nominations from the floor for Secretary: Scott nominated Waldeck; No other nominations were submitted. **MOTION** by Scott that the slate of nominees be elected by acclamation; **SUPPORT** by Preston; Motion carried.

**Appointment of ZBA Member** – **MOTION** by Vichunas to appoint Waldeck; **SUPPORT** by Williams; Motion carried.

**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).

**POLL MEMBERS FOR NEW BUSINESS** – Waldeck to research further regarding Oil and Gas Facilities.

**Public Comment** - None.

**Next Planning Commission Meeting – February 6, 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 9:20 p.m.; **SUPPORT** by Scott; Motion carried.

Respectfully submitted,

Jane Waldeck, Secretary