

**MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION  
November 1, 2010**

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, Waldeck and Williams.  
Guests: Gary Grove.

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

**MOTION** by Williams to approve the October 4, 2010 **MINUTES** as submitted by email; **SUPPORT** by Freigruber; Motion carried.

**CITIZENS COMMENTS/COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA:**

Gary Grove raised concerns regarding individuals coming on his property in order to investigate an Ordinance variance request, etc., without an appointment and without Township identification.

**Zoning Board of Appeals** -- Freigruber stated he had nothing to report.

**Board of Trustees** -- Scott provided items of interest from the Board of Trustees meeting of October 13, 2010.

**UNFINISHED BUSINESS:**

**Zoning Ordinance Book Revisions** -- Vichunas working on.

**Township Ordinance #10-01, Outdoor and Open Burning**, was effective June 18, 2010. Copies were given to the PC members.

**Proposed Condominium Ordinance** -- **MOTION** by Freigruber to table for further review; **SUPPORT** by Williams; Motion carried.

**Review Zoning as it applies to the Master Plan adopted June 14, 2005, to include preservation of agricultural, forest and recreation land** -- September 18th draft from Freigruber was discussed. Some changes were identified. A revised draft will be forwarded by Freigruber.

**Chain Link Fence Reference** -- Vichunas to determine if there is an appropriate place in the Zoning Ordinance to include a reference regarding specific requirements may be required on an individual basis.

**NEW BUSINESS:**

**PUD Language** -- **MOTION** by Freigruber to table; **SUPPORT** by Williams; Motion carried.

**Setback Requirements to Prevent Obstructed Lakefront Views** -- Waldeck has not received information from Fruitland Township regarding their ordinance language. All information to date applies to case law regarding individual lawsuits when lakefront views are obstructed.

**Natural Screening Fences** -- Preston referred to Section 304(c) and discussion ensued regarding the addition of a definition of natural fences in Section 202, Definitions. Hahn will work on it.

**Medical Marijuana Dispensaries** -- **MOTION** by Freigruber to table; **SUPPORT** by Williams; Motion carried.

**Decks and Fences on High Banks (Section 304), revised September 2007** – **MOTION** by Williams to table; **SUPPORT** by Waldeck; Motion carried.

**Caledonia Township Application** – Vichunas to follow up with Attorney Harger.

**POLL MEMBERS FOR NEW BUSINESS.** Consensus that we have enough topics for the time being.

**Section 307 Revision re Paved Terraces** -- Freigruber was unsure whether or not PC members received copies of this revision. Vichunas will research recent Minutes to determine whether or not copies were received.

**Next Planning Commission Meeting -- December 6, 2010.**

**Tri-Township Planning Commission Meeting held October 28th** -- Discussed presentation made at the meeting re eco furnaces.

**Next Tri-Township Planning Commission Meeting** -- The first meeting of the year will be held on February 24, 2011 at 7:00 p.m., hosted by Alcona Township.

**MOTION** by Preston to adjourn at 9:06 p.m.; **SUPPORT** by Hahn; Motion carried.

Respectfully submitted,

Jane Waldeck, Secretary

PC Minutes - November 1, 2010 (Final)