

MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION
September 13, 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, Preston, Scott and Vichunas.

Absent: Hahn, Waldeck and Williams.

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

MOTION by Preston to accept the **MINUTES** of the August 2, 2010 meeting as submitted by email; **SUPPORT** by Scott; Motion carried.

CITIZENS COMMENTS/COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA:

Mike Szor inquired about the duties of a ZBA member. He was referred to the Township Board. Freigruber mentioned the MSU/NEMCOG training re the Right to Farm Act to be held at the Alpena Township Hall on September 27th. Since the Township Board had already met, it was too late for Planning Commission members to request authorization to attend.

REPORTS:

Zoning Board of Appeals: Freigruber reported that the ZBA met with Mr. and Mrs. Stevens on September 2nd and approved their variance for a stairway and deck with the condition that a fence will be installed at the crest of the hill.

Board of Trustees: Scott reported on the Board's September 9th meeting. He stated that the Zoning Administrator advised that Mr. Szor will have his fence cut down to be in compliance and that Mrs. Kavanaugh has experienced problems with a neighbor using her boat hoist. She was told to report this activity to the Alcona County Sheriff. Mr. Burk will be reminded to clean up his yard and to keep the gate closed. Spruce General Store has received a liquor license. There has been no response on the replacement of the floor joists at the Township Hall. The Hall ramp threshold needs some work and it was the consensus of the Board to continue the Red Cross Shelter Agreement.

UNFINISHED BUSINESS:

Recreation Master Plan 2010-2014 -- Township Clerk provided copies of the Plan for the Planning Commission members.

Zoning Ordinance Book Revision -- Vichunas working on.

Township Ordinance #10-01, Outdoor and Open Burning -- Vichunas will ask the Township Clerk to provide copies of this Ordinance for the Planning Commission members.

Additional Language for the Ordinary High Water Mark Definition, Section 202, Definitions and Section 307, Porches and Projections into Yards -- Township Clerk provided copies of this revision for the Planning Commission members.

NEW BUSINESS:

Proposed Condominium Ordinance -- Discussed Freigruber's proposed definitions and draft ordinance language dated February 21, 2010. **MOTION** by Freigruber to table discussion until all members are present; **SUPPORT** by Preston; Motion carried.

Proposed PUD Language -- Vichunas provided copies of Alcona Township's Zoning Ordinance Language for review.

Review Zoning as it applies to the Master Plan adopted June 14, 2005, to include preservation of agricultural, forest and recreation land -- Reviewed proposed language. Freigruber to revise and send to all members for review.

Chain Link Fence Definition -- Vichunas to provide proposed language for the Zoning Ordinance to advise that requirements will be determined on a case by case basis.

Setback Requirements to Prevent Obstructed Lakefront Views -- **MOTION** by Freigruber to table this issue until Waldeck is present; **SUPPORT** by Preston; Motion carried.

Natural Screening Fences -- Preston researching. Vichunas provided copies of Alcona Township's Zoning Ordinance language for review.

Medical Marijuana Dispensaries -- Scott provided proposed Ordinance language for review. **MOTION** by Preston to table until all members have had an opportunity to review the proposed draft; **SUPPORT** by Scott; Motion carried.

Decks and Fences on High Banks (Section 304), Revised September 2007 -- Discussion re inserting cross references to decks and fences in several sections (304 and 307) of the Zoning Ordinance. Freigruber will draft proposed references for review.

POLL MEMBERS FOR NEW BUSINESS: Vichunas provided a proposed revision of the Caledonia Township Application for review which included a statement advising the property owner that his signature allows Township members access to the subject property to review the proposed request. Vichunas will confirm the issue of the Township fees with Board members. A revised Application will be forward to the Planning Commission members and Township Board for review.

Next Planning Commission Meeting -- October 4, 2010.

Next Tri-Township Planning Commission Meeting -- Final meeting for the year will be held on October 28, 2010 at 7:00 p..m., hosted by Hawes Township.

MOTION by Preston to adjourn at 8:15 p.m.; **SUPPORT** by Freigruber; Motion carried.

Respectfully Submitted,

Kathleen E. Vichunas, Acting Secretary/Chair