

MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION
September 17, 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: Hahn, Preston, Scott, Vichunas, Waldeck and Williams.

Absent: Grove

Guests: Roger Smith, Janice Marrier, Don Marrier

MOTION by Williams to approve the **AGENDA** as submitted by email with the addition of rezoning request by Mr. Smith moved to Citizens Comments; **SUPPORT** by Scott; Motion carried.

MOTION by Hahn to approve the August 6, 2012 **MINUTES** as submitted by email; **SUPPORT** by Preston; Motion carried.

CITIZENS COMMENTS/COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: Roger Smith, 1860 Hubert Road, Spruce, MI 48762 submitted an application for rezoning of Property I.D. #022-003-300-002-00. Request tabled for further information.

REPORTS:

Zoning Board of Appeals – Waldeck stated that a ZBA hearing was held on August 16, 2012 regarding Voss property at 6024 Mt Maria Rd. Voss owns two 50 ft. adjoining lots (017 and 018). She requested splitting 018 by 25 feet and selling other 25 feet to owner of 019 thus creating two 75 ft non-conforming lots. Request was denied since expansion would create two non-conforming lots and potentially non-buildable lots with a date of record starting now and no longer would be grandfathered non-conforming lots. Reasoning based on Article III, Section 301, paragraph 3.a. and Article III, Section 301, paragraph 3.b.

Board of Trustees – Scott provided items of interest from the Board of Trustees September 12, 2012. Update for the August 8, 2012 Board of Trustees Meeting will be provided at the October Meeting.

UNFINISHED BUSINESS:

Zoning Ordinance Revision – Vichunas mailed a copy of the Equalization Department's worksheets to D. Cline showing all splits. D. Cline advised that she will begin working on Caledonia's Zoning Map revision as soon as NEMCOG'S fiscal year is closed and that she will personally access the GIS information at the County.

Section 202, Definition for a Fence – Based on public comments at the hearing held on August 6, 2012, it was agreed by all present that trees, shrubs and hedges be removed from the proposed fence definition. Revised definition for a fence will be included in the current Zoning Ordinance revision with further research by members regarding specific district designations.

Section 3.31 Outdoor Advertising Signs – As requested by the Board, members reviewed current Ordinance specifically relative to number of signs allowed per property owner which is three (3). Decision was to follow the Ordinance and refer back to the Zoning Administrator with recommendations regarding communication by letter to both the property owner and owner of the sign with a copy of the Ordinance. It was also recommended that a current file with photos identifying grandfathered signs and current signs with dates be established. Scott will relay concerns to the Board.

NEW BUSINESS:

Cemetery Ordinance – Waldeck will draft suggested revisions and send to members for their review.

Maple Ridge Township's Floodplain Management Provisions of the State Construction Code – Based on September 2012 Board of Trustees meeting and the adoption of the Caledonia Township Floodplain Management Provisions, this item is no longer relevant.

Medical Marijuana and Wireless Communication Equipment – Preston stated that no further review is necessary at present and Williams will review new information obtained at the August 2012 Planning and Zoning Educational Workshop.

Waldeck attended the August 8, 2012 workshop on “Update on Planning and Zoning” held in Garland, MI. She reviewed the topics discussed and provided handouts of the informative educational update.

Poll Members for New Business: Review Section 3.18, Recreational Vehicles or Travel Trailers

Public Comment - None.

Next Planning Commission Meeting – October 1, 2012.

Next Tri-Township Planning Commission Meeting – October 25, 2012, at 7:00 p.m., hosted by Hawes Township at the South End Fire Hall

MOTION by Preston to adjourn at 9:17 p.m.; **SUPPORT** by Williams; Motion carried.

Respectfully submitted,

Jane Waldeck
Secretary

PC Minutes – September 17, 2012 (Final)