

**Caledonia Township Planning Commission - Regular Meeting Minutes**

Monday July 10, 2023 @ 7:00 pm

Caledonia Township Hall 6461 Gillard Rd. Spruce, MI 48762

- I. Call to Order: C. Dan LeClair presiding and called to order at 7:00pm
- II. Pledge of Allegiance - completed
- III. Roll Call: Sobeck-present, Morrell-present, LeClair-present, LaLonde-present, MacKinnon-present
- IV. Approval of the Agenda with additions, deletions, and/or corrections: LaLonde made the **Motion** to approve the agenda as presented. Sobeck seconded. All in favor - **Motion passed**
- VI. Minutes June 5, 2023 Special Meeting Sobeck made the **Motion** to approve the minutes seconded by LaLonde All in favor - **Motion passed**. Minutes June 5, 2023 Regular Meeting Sobeck made the **Motion** to approve the minutes seconded by LaLonde All in favor - **Motion passed**.
- VII. Public Comment: none
- VIII. Board of Trustee Report: township hall kitchen finished, bringing electric to code, plumbing is next. Discussion of Consumer easement at cemetery
- IX. ZBA Report: discussed denial of Sherri Sharp variance
- X. Tri-Township Report: June 12th 2023 meeting discussed master plan survey which will be posted on the Caledonia website until July 31. clarifying land use map, solar ordinance update regarding battery storage, discussed proposed state legislation on event structures on land zoned agricultural and how it could effect our township  
Caledonia: working on ordinance adoption  
Hawes: finishing solar ordinance and addressing RV ordinance, Mt. Maria discussion no permits yet applied for,  
Alcona: finalizing rec plan  
next Tri-Township meeting October 19, 2023 at 7:00pm hosted by Hawes Township
- XI. Rachel Savage rezoning application R2-2022-01. Parcel 023-182-000-109-02. Address 1565 Hubert Road. - Planning Commission received nothing from county commissioner after 30 days so moving forward to send to Caledonia Township Board of Supervisors  
sending minutes and correspondence and all paperwork to clerk of Caledonia for August meeting  
board of Supervisors can choose to hold public hearing  
Savage **motion** - Sobeck R2-2022-01 to move to board. **Second** LaLonde all in favor : LeClair, MacKinnon, LaLonde, Sobeck. Opposed: Morrell who was absent at that meeting who would have voted no.
- XII. Stacey Wieschowski Reynolds rezoning application R2-2023-01. Parcel 021-013-200-010-0. Address 5930 Bennett Road. **motion** Sobeck R2-2023-01 to move to board. **second** MacKinnon. All in favor of passing to board: LeClair, MacKinnon, LaLonde, Sobeck. Opposed: Morrell  
regarding Reynolds re-zone: Secretary Morrell received an email from Gail Thorton and phone call from Pat Colby opposed to rezone. Correspondence will be included with documents to Board of Supervisors.
- XIII. zoning ordinance: Section 3. currently states every structure requires a building permit (deer blind, dog house, tree fort, woodshed, wood burning furnace, etc)  
discussion on accessory structure minimum being 200 sq ft. to avoid stress on our ZA  
Section on **dwelling unit** defined vs **accessory structure** vs **buildings** vs **storage building without a principle building**  
deer blind currently fall under detached accessory structure  
discussion to be sure to include in new ordinance if building a pole barn or garage enough space needs to remain on property for future dwelling unit  
3.7.c.7.a have Denise reword specific accessory structures: issue is being able to build a barn and not leave enough space for residence
- XIV. New Business: discuss Duby(ZA) frustration with business advertising signage compliance to ordinance and road commission compliance suggestion for board to have a drop down menu on Caledonia website for business to advertise for a fee. second suggestion was to have a meet and greet with the zoning administrator quarterly to be able to ask questions and clarify compliance to ordinances.
- XV. Ordinance regarding RV storage and occupancy on R-1: Sec 3.11.a.5 discussion of RV storage on property. 120 days on unoccupied property vs. 3.11.b occupancy of RV decided to have reviewed by Denise

if you own R-1 dwelling ok for RV year round? or R-1 no dwelling RV limited make 120 longer to eight months or define with dates ex. April 1 to December 15 , require permits? Goal if you own property and there is a dwelling you can store an RV indefinitely. But if it is a vacant lot there needs to be a time limit. Regarding multiple RV there should be a 14 day limit (all discussion is for R-1)

XVI. 3.12.B temporary dwelling occupancy and use of RV for ex. while doing construction on a site. Do we require permits for the RV? Is there a fee? Do we have a limit of duration.

XVII. Article 4 wording on agricultural page 2-5. defining of agricultural sales and service. Schedule of permitted uses.

XVIII. Remove tourist cabins from motel definition. Already covered under cabin court. Page 2-41. Go back to Definition of bed and breakfast 2-8. (remove 'in excess of occupied')

XIX. definition of park - non commercial... clarify... make sure it is clear ex. community park in a commercial district. We don't want to exclude having a community park in a commercially zoned area.

XX. Spot zoning vs. Conditional zoning

XXI. Solar: safety, especially with battery storage and possible fire hazards. Costs of training fire department personnel. Also breaks in increments throughout for emergency vehicle concerns. Continue to adopt ordinance book and make amendments as solar technology continues unfold. Ask Denise about which township has best ordinance for commercial solar power and adopt what is best for Caledonia Township. Make solar farms require a special use permit and site plan review. Discussion of an overlay on zoning map to show where solar farms are permissible

XVII. Sobeck made a **Motion** to adjourn at 9:53 pm. **Seconded** by LaLonde. All in favor - **Motion passed.**

**Next Planning Commission General Meeting: August 7, 2023, 7:00 PM at the Caledonia Township Hall, Spruce, MI.**

respectfully submitted by Susie Morrell, Secretary Caledonia Planning Commission