

Caledonia Township Planning Commission - Draft Regular Meeting Minutes
7-8-2024

Caledonia Township Hall, 6461 Gillard Rd., Spruce, MI 48762

Call to Order: Dan LeClair

Pledge of Allegiance: Completed

Roll Call: Sobeck - present, Halazon - present, LeClair - present, LaLonde - present,
MacKinnon - absent

Approval of the Agenda: Sobeck made a motion. Seconded by Halazon. All in favor, motion passed

Approval of Minutes May 6, 2024, Regular Meeting: Motion by Sobeck, with approved changes, LaLonde seconded. All in favor, motion passed.

Public Comment:

Al Lipskey expressed concern that the cell phone tower, mentioned in the last three meetings, was still under consideration.

Karen Branchau asked if there was going to be a way to compare revised ordinance to established ordinance.

Kerry Scott questioned procedures to reclassify, specifically that she believed Ben Apsey and Cyndi Apsey had properties that were reclassified.

Julie Urebe expressed there was no opportunity to review May minutes prior to the July PC meeting. Stated minutes need to be posted online 5 to 8 days after the meeting.

Closed public comments.

Board of Trustees Report:

Anthony Sobeck addressed the status of the contract with the broadband company. New fire truck being equipped, fire contract signed. North End park finished with an upcoming celebration.

ZBA Report:

There is a new case coming in; the same applicant came in one year ago. No meeting has been set up for it yet.

Zoning Administrator Report:

No new business

Tri-Township Report:

New Master Plan discussion to take place July 18th at Caledonia Township Hall. Last meeting was in April, 2024.

NEW BUSINESS

PC training to be offered. Denise Cline to get dates that are to be determined.

OLD BUSINESS

There was discussion of rezoning in regards to lots 109. 110. And 111. Also discussed the need for an updated zoning map.

LeClaire made a motion to have NEMCOG update the zoning map. Halazon seconded, All in favor, motion passed.

The Zoning Ordinance will be republished and put on the website for public hearing. Public hearing to review new Zoning Ordinance, 2024, set for ½ hour before September regular PC meeting on September 9th, 2024 at 6:30 pm. Notice of public hearing to be in Alcona paper as well as posted on the door of Township Hall.

Commissioner's Comments:

Dan LeClair addressed the old/new version of the Zoning Ordinance and how to look at the difference between the two. Because they are so vastly different there is really no good way to highlight differences. Likely would need to go through both versions side by side to compare where different.

There was discussion of ongoing concerns that the cell tower would be revisited. Cyndi Apsey addressed the public and indicated there was no contract, and no plans to revisit the cell tower. In the past, the discussion was tabled and then PC voted to deny it.

Concerns regarding rezoning to benefit Cyndi Apsey and Ben Apsey were addressed. It was explained that it is possible to request a change in use from an assessor, which is different from a rezoning.

Adjourn: Lalonde made a motion to adjourn. Soback seconded. All in favor motion passed Meeting adjourned at: 7:51 pm.

Next Meetings:

Public Hearing September 9th, 6:30 pm.

Regular Meeting: September 9th, 7pm.

Respectfully submitted by Barb Halazon

Signed: _____

Date: 7-14-2024