

MINUTES OF THE CALEDONIA TOWNSHIP PLANNING COMMISSION

February 1st, 2021

The Regular Meeting was called to order by Nancy Beck, at 7:00 p.m. at the Caledonia Township Hall, Spruce, Michigan.

Pledge of Allegiance.

Roll Call:

Chair	Nancy Beck	Present
Vice Chair	Jim Klarich	Present
Secretary	Jim Gilbert	Present
Member	Susie Morrell	Present
Trustee	Anthony Sobeck	Present

MOTION: by Jim Gilbert the February 1st, 2021 Agenda be approved:

SUPPORT: by Sobeck, Motion carried.

CITIZEN COMMENTS CONCERNING ITEMS ON THE AGENDA: none.

CITIZEN COMMENTS CONCERNING ITEMS NOT ON THE AGENDA: none

MOTION: by Sobeck to approve the **January 4th, 2021 MINUTES** as submitted by email and reviewed at February 1st, 2021 meeting.

SUPPORT: by Morell, Motion carried.

REPORTS:

Zoning Board of Appeals— No Report.

Board of Trustees — Meeting January to discuss bills to be paid, someone to be the custodian for the hall, Township Supervisor posted for employment. Had to move money around for accounts payable and discussed the snow hill.

UNFINISHED BUSINESS:

Definition of Zoning Boundaries on our Map (Hubbard Lake)

Sobeck gave a synopsis of the proposal so that the members could have an idea of the proposal. Sobeck articulated the proposal presented for new members and provided information for future reference and research.

Gilbert stated it needs to be in the forefront so that we do not let it slip away and that we could not approve until we had a public hearing.

MOTION: by Gilbert to table until we can have a public hearing so that the constitution in the Township can ask any questions.

SUPPORT: by Sobeck, Motion carried.

SOLAR ORDINANCES: Solar Farm proposal was submitted for review.

MOTION: by Gilbert to table until we can have a public meeting to provide them the same opportunity to ask questions and get information about the plan prior to making a decision.

SUPPORT: by Sobeck, Motion carried.

Discussion: Questions were asked of Kathy Webber and Wes Webber from the list of questions attached. It was stated that a public hearing was going to be necessary.

NEW BUSINESS:

Hubbard Lake Lot Size

Nancy asked if we would be willing to relook and reconsidering the lots size requirements from 100ft to 75ft.

Sobek said as long as it meets the setback requirement and environment codes it should be fine. Morrell agreed and said that she was still trying to get her head wrapped around all the environmental requirements.

Klarich was on board and said that he sees potential for use of land that we have available in the area.

MOTION: by Gilbert to table until we can have a public meeting to provide them the same opportunity to ask questions and get information about the plan prior to making a decision.

SUPPORT: by Sobeck, Motion carried.

Fencing for Township Lake property

Discussion: Cindy Apsy asked for us to review the fencing policy so that we can have them the same as boat launches for property owned by the Township.

Are we treating ourselves different then our constituents when it comes to standards we are enforcing? There are more legal ramifications for Township compared to residence due to the number of individuals on properties.

MOTION: by Klarich to modify existing ordinance so that it states Township can meet the requirements for fencing along all Township owned property.

SUPPORT: Gilbert, Motion carried,

PIE&G Internet Proposal

Questions

1. Issue with Allband and PIE&G cooperation or issues with providing service.
2. Which subs would be used and would it be for every constituent?
3. Cost and timeline? Build out over 4 years then determine the next phase.

MOTION: by Klarich to send the proposal to the Township for their approval.

SUPPORT: by Gilbert, Motion carried.

NEXT PLANNING COMMISSION MEETING – March 1st, 2021 at 7:00 P.M.

PUBLIC COMMENT:


Topics for future discussion are as followed:

1. Towers are required to have a 250ft fall radius. New owners are requesting that they have a 50ft fall radius. We are not willing to change our fall zone for their needs as it is a public safety concern.
2. Powerline overhead requirements.
3. Fencing setbacks from the road
4. Upgrading Internet

MOTION: by Klarich to adjourn at 8:02P.M.

SUPPORT by Sobeck; Motion carried.

Respectfully Submitted,


James Gilbert
Secretary

P.C. Minutes – February 1st, 2021 (Draft)