

MINUTES OF THE CALEDONIA TOWNSHIP PLANNING COMMISSION

OPEN MEETING

June 7th, 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 Gilbert the June 7th, 2021 Agenda be approved.

SUPPORT: by Klarich, Motion carried.

CITIZEN COMMENTS CONCERNING ITEMS ON THE AGENDA:

Wes Weber- Swede Solar - I sent over information to the committee for review on Ordinances. Two ordinances where wrote by Kathy Weber, my mother who could help with any additional assistance required. I sent over land references and would like to send over municipality for references as well. I will bring direct questions from your draft minutes from May 2021 to the Township Board on June 9th for discussion.

Your current sections in your ordnances for towers 9.27 and 9.26 reflects removal of equipment and could translate to Solar as well. These items are reflections of information that this board has asked previously. They can be used for deconstruction of a Solar farm as well.

CITIZEN COMMENTS CONCERNING ITEMS NOT ON THE AGENDA: none

MOTION: by Klarich to approve the **May 6th, 2021 MINUTES** as submitted by email and reviewed at June 7th, 2021 meeting.

SUPPORT: by Sobeck, Motion carried.

REPORTS:

Zoning Board of Appeals— No Report.

Board of Trustees- Met on May 12th discussed the following:

- North End Park Grant bids.
- Talked about North end park custodian and trash pickup.
- Approved road contracts from road commission.
- Talked about hall rental (tabled until June)
- Had to let the custodian from the township hall go due to not having appropriate papers

submitted.

UNFINISHED BUSINESS:

1. Solar Ordinance to the Township Board

The Planning Commission reviewed and made corrections to the proposed Solar Ordinances, all members of the commission had input and before moving on to another section the Secretary asked for concurrence. Much of the Sheridan Township Ordinance will be placed in Caledonia Ordinance for approval.

Motioned by Gilbert to approve the corrections with subject of the Township Attorney suggestions. Seconded by Sobeck. Motion carried.

2. Land Use Permit

Discussion:

Beck discussed need for permits for anything, stated that she has had to get multiple for her personal property and supports the need for permits. As a previous zoning administrator, it is important to have permits for a paper trail and document for future reference. These permits are to protect an individual's neighbor from encroachment from adjustment neighbors.

Sobeck and **Gilbert** stated that more information was needed, and permits are ok, but cost is the concern.

Gilbert stated that he is against having to pay a monetary value to the government to use his land. The township receives taxes for the property now constituents must pay to use their own land. It is understood that a building permit is required for a livable structure but to mandate that a portable building, hunting blind, or any other structure requires a fee to be used is ridiculous. A permit could be issued for free for land use and anyone not in compliance could be fined the \$30.

Klarich stated he would like to table until the next meeting in order to see both sides of the argument. Said that he sees both sides but would like time to think things over and do a little more research.

Morell asked if we had clarification on what exactly the land permit was for; was it just to verify that the structure was in the right location, meet all ordinance requirements, etc. Or was it to be a way of catching other violations such as power, sewage, structure, etc.

Motioned by Klarich that we table until next meeting.

Supported by Gilbert Motion carried.

3. Shed Ordinance

Discussion was revolving around the fact that the Land Use Permit and Shed Ordinance was a single topic of discussion or was there additional information required for sheds specifically.

Gibson discussed small out buildings being used as livable quarters and a camp ground of such at one location. The Township, County and State are all creating a violation document that will be sent to address the shortcomings of this property owner.

Motioned by Klarich that we table until next meeting so that we have further information and a formal definition.

Supported by Gilbert Motion carried.

4. July 5th Meeting (Move to alternate date?)

Motioned by Klarich that we move the July meeting to the 12th of July.

Supported by Sobeck Motion carried.

NEW BUSINESS:

NEXT PLANNING COMMISSION MEETING – July 12th, 2021 at 7:00 P.M for Township Planning Commission.

PUBLIC COMMENT:

Topics for future discussion are as followed:

1. Upgrading Internet

MOTION: by Gilbert to adjourn at 8:29 P.M.

SUPPORT by Klarich; Motion carried.

Respectfully Submitted,


James Gilbert
Secretary

P.C. Minutes – June 7th, 2021