

Caledonia Township Planning Commission - DRAFT Regular Meeting Minutes

Monday October 9, 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. Also attending: Madison Donovan appointed to become the Planning Commission Secretary effective 10-15-23.
- IV. Approval of the Agenda with additions, deletions, and/or corrections: Sobeck made the **Motion** to approve the agenda with the change under Old Business: Special Land use and Site Plan Review-AT&T Mobility has asked to be postponed being put on the agenda for 90 days. LaLonde seconded. All in favor - **Motion passed**
- V. Minutes September 18, 2023 Regular Meeting Sobeck made the **Motion** to approve the minutes seconded by MacKinnon All in favor - **Motion passed.**
- VI. Minutes September 18, 2023 Special Meeting LaLonde made the **Motion** to approve the minutes seconded by Sobeck All in favor - **Motion passed.**
- VII. Public Comment:
Karen Brentshaw, Lakeview Drive: questioned the 50 foot lot ordinance of 2021 and why it is being reviewed again and less than 50 foot needs to apply for a variance particularly in respect to being able to build a pole barn on a 50ft. lot.
a question about why the AT&T Site Plan is being postponed. LeClair said it came as a request from the client. a question wanting an arial view of the Site Plan. LeClair said it is available by filing a FOIA with the township clerk.
- VIII. Board of Trustee Report: haven't met since our last meeting. Meet this Wednesday 10-11-23 at 7:00pm
- IX. ZBA Report: No meeting, nothing to report
- X. Zoning Administrator Report: no report
- XI. Tri-Township Report: We partner with our master plan four times a year with Alcona and Hawes Townships. The next tri-township meeting is October 19, 2023 at 7:00pm at the South Shore Fire Station sponsored by Hawes Township.

XII. New Business: Holcomb Creek site plan review to install an 8' tall privacy fence on property line of 6238 Cedar Drive and install a kayak launch. And application for Zoning Permit at same address, 6238 Cedar Drive, to replace the current chain link fence with an 8' tall privacy chain link fence per court order and township ordinance. Board voted and approved. Sobeck abstains as he sits on the Township Board of Trustees.

Morrell: regarding a kayak launch she questions how far the current DNR east bay launch site is from Holcomb Creek to be able to use the DNR site for kayak launching to avoid further disruption of the natural habitat for Holcomb Creek. After visiting the site today and having visited the site two years ago the change is apparent that quite a bit of clearing for parking, gravel, wood chips brush and tree removal, multiple camera installation, a picnic table has changed what she thought the original intent for this township wetland area was to be used for.... meaning more of a untouched naturalist site for observing wildlife and possibly launching a kayak on the natural gradual easement into the water without effecting the natural habitat.

She questions the need for another kayak launch when we currently have a recently installed kayak launch at the North End Park. Should we give it some time to see how much the launch is used before going to the expense to install another one. They are quite large and will require maintenance, installation in the spring and removal in the fall causing a disturbance to the natural area. Also the equipment, when removed, will sit on the site through the winter taking away from the natural beauty of the site. If it is made into a handicap launch it would impact the area even further requiring concrete parking and path to the launch. She just questions does this contradict the original intent of the designated township site for natural observation.

the current fence and judgement court order is in place so it is what it is.. if the fence needs to be made private questions could the material used to be of a more organic material.

MacKinnon: what does the neighbor have to say about it?

Morrell: sited the letter from Dan Matauch. showing photos and siting current ordinance.

Morrell: privacy vs safety

Sobeck: the issue is the resident harassing the visitors to the park. Says we have at least 2 filed complaints and multiple verbal complaints. this fence would make the resident have to walk around the fence and then would be on one of the four cameras on the site.

Morrell: questions number of cameras

Sobeck: it was from a previous court order that they be installed due to harassment from adjacent neighbor.

LeClair: visited site today. is current fence township owned? Sobeck: yes LeClair: took photos and it appears current fence goes to shoreline.

LeClair: would like to separate fence and kayak launch into two separate issues. Regarding fence 3.20.B.2 current ordinance states a minimum of 6' is allowable when it pertains to a public launch site so no reason to deny an 8' request and since there is a court order to make it a privacy fence, a chain link only fence does not apply to this application.

LeClair: sites receiving correspondence to put in minutes: 10-9-2023 from Dan Matauch. 8-16-2023 Vicki Dellot 10-2-2023 from Mike Brady. All express desire for chain link versus solid privacy style.

LeClair: asks if motion is made that we include all precautions are made to preserve vegetation on townships side and that we do not disturb any vegetation on the property owners side.

LeClair: discussion about chain link with slats. Morrell: obviously cheapest but least attractive.

LeClair: asks Nick Duby about the possibility of using a chain link fence installing the fence in a couple feet on township property and installing a line of vegetation or allowing the property owner room to install a wall of vegetation. Duby: no because that would not constitute a privacy fence. the only way to make a chain link private is with the slats.

LeClair: discussion regarding the kayak launch... asks Duby has grant been approved. Duby: it is being prepared.

LeClair: if the launch is barrier free it would require concrete parking and path to the launch. ADA requirement would make the launch a large project. Discussed the intent of the park.. for passive or active recreation. Questions the use of the north end barrier free launch. Is there a need for a second one. Asks the question to the Board of Trustees ... is this an active or passive intended park considering the location.

Morrell: sees it more as a passive park considering the existing launch at the North End Park and other Township parks that allow water access and have more active amenities like docks for swimming, grills, port-a-potties etc again reference the impact to what is currently a wetland for naturalists and how the installation of concrete parking/paths etc will disturb this area. With the growth we have seen on the lake it is nice to have a quiet untouched place of reflection. MacKinnon: needs more information on what the project entails. Agrees it is nice to have something more natural and unaltered.

LaLonde: feels we should leave it the way it is. also would like more information. Mentioned Black River's for comparison. It is big. requires maintenance.

Audience member: definition of a boat.. is a kayak a boat? changes the definition for the ordinance.

LeClair: defines

MOTION privacy fence by LaLonde •approve the request for the privacy fence as requested with the preservation of all vegetation on the private property side of the fence and minimize removal of vegetation on the park side of the fence to the greatest extent possible. • reestablish grass on the private property side of the fence. **Seconded** MacKinnon. All in favor. Roll call: MacKinnon: yes, LaLonde: yes, Sobeck abstain, LeClair: yes, Morrell: yes. **MOTION passed.**

MOTION kayak launch by Morrell to postpone for more information on how barrier free requirements are going to be met if installing a barrier free launch and how barrier free requirements such as parking, signage and a way to access the launch from the parking will be met. **Seconded** MacKinnon All in favor Roll call: MacKinnon:yes, LaLonde:yes, Sobeck abstain, LeClair: yes, Morrell: yes. **Motion passed.**

XIII. Old Business: Zoning Ordinance

3.7.C.7.a add waterfront (so only on waterfront do you have to leave room for a principle building)

3.16.B.1.a change to read fence should start at front corner of building (because some structures currently are closer than 40 feet) where there is no structure must comply to 40 foot setback add diagrams.

3.16.B.2.b same as above

3.11.A.5 change (2) to (1) to read : The open storage of up to (1) recreational vehicle may occur.....

LeClair: explains the process of submitting the Zoning Ordinance and how we worked with NEMCOG

Motion by Sobeck to move the November 6, 2023 Planning Commission meeting to November 9, 2023. **Seconded** by MacKinnon. all in favor. **Motion Passed.**

Motion by Morrell to hold a public hearing on November 9, 2023 at 6:30PM to review the Zoning Ordinance. **Seconded** by Sobeck. all in favor. **Motion Passed**

Motion by Sobeck to adjourn 8:16PM , **Seconded** by MacKinnon. All in favor. **Motion Passed**

Next Tri-Township Meeting: October 19, 2023, 7:00PM at the South Shore Fire Station, Hubbard Lake, MI hosted by Hawes Township

Next Planning Commission Public Hearing: November 9, 6:30 PM at the Caledonia Township Hall, Spruce, MI

Next Planning Commission General Meeting: November 9, 2023, 7:00 PM at the Caledonia Township Hall, Spruce, MI.

respectfully submitted by Susie Morrell, Secretary Caledonia Planning Commission