

**MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION
AUGUST 2, 2010**

Meeting called to order by Chairman Vichunas at 7:00 p.m. at the Caledonia Township Hall, Spruce, Michigan.

Pledge of Allegiance.

Roll Call: Present: Freigruber, Hahn, Preston, Scott, Vichunas, Waldeck and Williams.

MOTION by Waldeck to approve the **AGENDA** as submitted by email; **SUPPORT** by Williams; Motion carried.

MOTION by Freigruber to accept the **MINUTES** of the July 5, 2010 meeting with the following correction under Zoning Board of Appeals to read "within the 40 foot setback on Oak Street in Jennison Grove;" **SUPPORT** by Hahn; Motion carried.

CITIZENS COMMENTS/COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: None.

REPORTS:

Zoning Board of Appeals: Freigruber reported that the ZBA met on July 29, 2010 and the applicant, Mr. Stevens, who is requesting the variance on Oak Street in Jennison Grove did not attend. The request was tabled until September 2, 2010 if Mr. Stevens responds by August 30th.

Board of Trustees: Scott reported that the July 14th Meeting of the Board of Trustees was cancelled due to lack of a quorum. He further stated that a special meeting was scheduled for July 20, 2010 to authorize payment of the Township's bills.

UNFINISHED BUSINESS:

Recreation Master Plan 2010-2014 -- Vichunas stated that the Township Clerk will have copies printed for distribution.

Zoning Ordinance Book Revision – Vichunas continuing to work on a complete retype

Proposed Outdoor and Open Burning Ordinance – Township Ordinance No. 10-01 was effective June 18, 2010. Vichunas will remind Township Clerk to provide PC members with copies of this Ordinance.

Additional Language for the Ordinary High Water Mark Definition, Section 202, Definitions and Section 307, Porches and Projections into Yards – These additions to the Zoning Ordinance were effective June 24, 2010. Vichunas will remind the Township Clerk to provide PC members with copies of these changes.

NEW BUSINESS:

Proposed Condominium Ordinance – Hahn and Freigruber will research this issue further. Language re PUD's will also be researched. Vichunas will provide copies of Alcona Township Ordinances as it applies to PUDS.

Review Zoning as it applies to the Master Plan adopted June 14, 2006 to include preservation of agricultural, forest and recreation land -- Proposed Forest/Recreational and Residential/Agriculture changes will be incorporated in the Zoning Ordinance revision. Freigruber drafted a recommendation for the new Zoning Ordinance Book which was not received. Therefore, he will resend the draft of the proposed language for review by the PC members for the September meeting.

Chain Link Fence Definition -- Williams still researching – will look at case by case decisions since currently there are no requirements for chain link fences. Site Plan Reviews were also discussed and it was noted that PC members and ZBA members need access to properties to review these issues.

Setback Requirements to Prevent Obstructed Lakefront Views – Waldeck provided current information from Catherine Mulhaupt, MTA, whoc provided unpublished Court of Appeals opinions on the subject of obstructing a lake view and further mentioned that they are of limited value, since they are “unpublished” (meaning they are not used as precedent by most courts) and they deal more with private nuisance claims between neighbors. She also referred Waldeck to a County Zoning Ordinance regarding this issue. Waldeck to research further.

Natural Screening Fences – Preston to research.

Medical Marijuana Dispensaries – Scott will research.

POLL MEMBERS FOR NEW BUSINESS:

Ron Ott requested that the PC review Section 304 (9/07) re decks and fences on high banks and whether or not a width limit should be included.

PC members discussed the issue of enforcement regarding the Ordinances and requested that Scott as liaison to the Board address concerns relative to violation of the Ordinances.

Next Planning Commission Meeting – September 13, 2010.

Next Tri-Township Planning Commission Meeting – October 28, 2010, at 7:00 p.m., hosted by Hawes Township.

MOTION by Williams to adjourn at 8:55 p.m.; SUPPORT by Preston; Motion carried.

Respectfully Submitted,

Jane Waldeck, Secretary