

MINUTES OF CALEDONIA TOWNSHIP, ALCONA COUNTY, PLANNING COMMISSION
August 6, 2012

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: Hahn, Grove, Preston, Scott, Vichunas, Waldeck and Williams.

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

MOTION by Williams to approve the July 9, 2012 **MINUTES** as submitted by email; **SUPPORT** by Preston; Motion carried.

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

REPORTS:

Zoning Board of Appeals – Waldeck stated that a variance request was received from Marilyn Voss regarding splitting a lot located at 6024 Mt Maria Road, Hubbard Lake, MI. The meeting is scheduled for Thursday, August 16, 2012 at 7:00 p.m. at the Caledonia Township Hall. All neighboring parties were notified by Secretary Hubbard. Waldeck also stated that a copy of the written communication to M. Mead from Zoning Administrator Beck was received and placed on file.

Board of Trustees – Scott provided items of interest from the Board of Trustees July 11, 2012 meeting published in the **ALCONA COUNTY REVIEW** on July 18, 2012.

OPEN Public Hearing at 7:08 p.m. on the proposed amendment to Section 202 Definition of a Fence:

- A. **Public Notice** read by Secretary Waldeck as published in the **ALCONA COUNTY REVIEW** on July 18, 2012.
- B. **Public Comments** – See attached attendance sheet. The majority of comments expressed were **against** the inclusion of “trees” in the proposed definition of a Fence. Comments ranged from how many trees would constitute a fence to some who felt natural fences were more desirable, i.e. shrubs and hedges but not to include trees. Others expressed comments that privacy with trees may be desirable. Those speaking **for** the proposed definition of a fence raised concerns about losing their view of the lake; decreasing property values due to property being hemmed in by trees and evergreens; encroachment on neighboring property, etc. Discussion arose regarding the draft Ordinance currently in progress by the Planning Commission and Chairman Vichunas explained that the former Ordinance was difficult to cross reference, read and was outdated. The Planning Commission has worked well over a year on the revisions -- Article by Article. The Board of Trustees has the draft for review.

CLOSE Public Hearing at 8:20 p.m.

Deliberations on the proposed amendment of Section 202 Definition of a Fence. **MOTION** by Waldeck to table for further review; **SUPPORT** by Hahn; Motion carried.

UNFINISHED BUSINESS:

Zoning Ordinance Revision - Vichunas reported that NEMCOG will provide the Township with a contract for updating the Zoning Map. Vichunas is still attempting to obtain the rezonings and property splits from 2004 to the present. Alcona County's Equalization Department and NEMCOG state that splits are handled by the Zoning Administrator but the Zoning Administrator states that the County is responsible for doing them.

NEW BUSINESS:

Cemetery Ordinance -- Waldeck's research of current information in the May 2012 MTA article on Cemeteries has been tabled.

Maple Ridge Township's Floodplain Management Provisions of the State Construction Code -- Waldeck's research to ascertain relevance to Caledonia Township has been tabled.

Medical Marijuana Article in the June 2012 MTA Magazine -- Preston stated that nothing applies to Caledonia Township.

Wireless Communication Equipment -- Williams has not completed his review of the June 2012 MTA Magazine Article.

Poll Members for New Business:

Waldeck noted she will be attending the Planning and Zoning Educational Workshop held on August 8, 2012. Topics will include the New Michigan Zoning Enabling Act amendment (PA 43 of 2012), regulating the recreational use of road ends (PA 56 of 2012), land divisions, lot divisions, non-conforming uses/structures, wireless communication; etc. Members were asked to let her know if they have any legal questions for the "Ask the Lawyer" segment of this Workshop.

Public Comment - None.

Next Planning Commission Meeting – September 10, 2012.

Next Tri-Township Planning Commission Meeting – October 25, 2012, at 7:00 p.m., hosted by Hawes Township at the South End Fire Hall

MOTION by Williams to adjourn at 8:36 p.m.; **SUPPORT** by Preston; Motion carried.

Respectfully submitted,

Jane Waldeck
Secretary

PC Minutes – August 6, 2012 (Final)