

Caledonia Township Planning Commission - DRAFT Regular Meeting Minutes
Thursday November 9, 2023 @ 7:00 pm
Caledonia Township Hall 6461 Gillard Rd. Spruce, MI 48762

- I. Call to Order: Dan LeClair
- II. Pledge of Allegiance: completed
- III. Roll Call: Sobeck – present, Donovan - present, LeClair - present, LaLonde - present, MacKinnon - present.
- IV. Approval of the Agenda with additions, deletions, and/or corrections: Sobeck made a motion to approve with no changes. Seconded by LaLonde. All in favor, motion passed.
- V. Minutes October 9, 2023 Regular Meeting: Sobeck made the motion to approve with no changes. MacKinnon seconded. Donovan abstains. Motion passed.
- VI. Public Comment: Cyndi Apsey: The township has no intention of “buying up” lakefront properties in the new zoning ordinance. The Township also extensively advertises its announcements and meetings. Says the Township is doing its best to keep everyone informed about the Township Board and Planning Commission Meetings. Bobby Olesen: Has concerns with how the new zoning ordinance will affect the rights of property owners and buyers around Hubbard Lake. Al Lipski : Asked if there was a possibility of the Commission abstaining from moving forward with the new ordinance until a new time can be established to better discuss it. Don Sparks - 431 Spruce Rd: Expressed frustrations with the public not showing up the Township and Planning Commission meetings. Cyndi Apsey: Says the public is more than welcome to submit public comment. Desiree Lipski - 7753 N Mt. Maria Rd: Questions why the Planning Commission cannot meet virtually. Dan LeClair: Responds that there is bad internet service. Desiree Lipski: Questioned why the board could not find a new location instead. Karen Brancheau: Asked about submissions to the Planning Commission email. Ken O’Dea: Retired persons don’t want to deal with any hassle. Concerned with how the new zoning ordinance would affect the retired citizens of Hubbard Lake. Don Sparks: Taxes are going up statewide, and current taxes for lakefront property are reflective of that. Al Lipski: Worried about potential loopholes in the new ordinance, believes it needs more review. Wants more community participation in the Planning Commission meets to gauge public opinion. Jeff Geopard – Bay View Resort: Why are we changing the ordinances now? Mary Haus – 1999 Hawes Trail: How will the Commission apply the ordinances? Will non-conforming properties be grandfathered in or not? Does it only apply to new properties?
- VII. Board of Trustees Report: No board meeting since last PC meeting. The next meeting is Monday, December 4th.
- VIII. ZBA Report: Dan LeClair - No meeting, nothing to report
- IX. Zoning Administrator Report: None
- X. Tri-Township Report: Had a meeting October 19th, 2023 w/ Hawes and Alcona at the South Shore Fire Department. Updating the master plan to determine future plans for the Tri-Township. Sent out an online survey to ask citizens for feedback. Next meeting is April 2024 at Alcona Township.

New Business:

- XI. Updated Zoning Map: Two properties received approval for rezoning including: One property at Bennett and Oriole and a second one was a portion of the self storage site behind Abram Realty. Zoning map has not yet been updated to reflect the two re-zonings. Sobeck made a motion to have NEMCOG update zoning map. MacKinnon second. All in favor, motion passed.
- XII. Meeting Dates for 2024: Sobeck proposed changing Planning Commission meeting dates to every other month after the new year. Sobeck made a motion that the 2024 PC meetings will be held every other month starting January 2024, seconded by LaLonde. All in favor, motion passed.

Old Business:

- XIII. New Zoning Ordinance Review: Sobeck stated that the recent changes in the zoning ordinance are from community feedback, and the new ordinance is an update of the existing ordinance that was last updated in 2014 and the planning commission has been working on the update since 2020. LeClair explained
 - a. that when working through the new ordinance, the planning commission was trying to honor the heritage of the townships history while trying to promote new growth and ideas to the community.
 - b. The new ordinance was updated with the help of NEMCOG considering changes that have happened across other northern Michigan communities over time. Last ordinance book update was 2014, and it was in need of a refresher.
 - c. Existing non-conforming use means that pre-existing lots and/or structures are fine, even if they are sold to another party.
 - d. Most rules in the new ordinance have not changed from the 2014 version. New zoning ordinance mainly applies to new development.
 - e. Explained that Special Land Use approval from the Planning Commission gives the Township the ability to review the discretionary aspects of new developments.
 - f. New ordinance change to the side yard dock setback distance considers wider boat hoists.
 - g. New ordinance clarifies accessory structures and provides more illustrative examples of the requirements. Private boat launches (such as the Hubbard Lake Marina) are grandfathered in as existing non-conforming use.
 - h. As long as additions conform to the new ordinances, existing non-conforming structures are fine.
 - i. Explained what Keyhole developments are.
 - j. Public safety and health issues – The planning commission only deals with rezonings, commercial site plans and the master plan. Public safety topics are not something that the planning commission directly deals with.
 - k. Internet Service at the Township Hall – We understand that there is only one provider in the area of the Township Hall. Sobeck will bring the discussion to the Board of Trustees to see if there may be any alternatives.
 - l. Master Plan mailer. Was sent out with the July tax bill – Utilized newspaper, radio, email, mail, newspaper, tax bills, etc. to get the word out.

XIV. Review of Zoning Ordinance: Sobeck makes Motion to table the review of new zoning ordinance until the next Planning Commission meeting. LaLonde seconds. All in favor, motion passed.

XX: Commissioner Comments: None

XXI: Dan LeClair: Appreciates the public turn out for this meeting and hopes the next meeting has more community participation. All PC member's contact information is on township website.

XXII: Adjourn: LaLonde made a motion to adjourn. Sobeck seconded. All in favor motion passed.

Respectfully submitted by Madison Donovan, Secretary of the Caledonia Planning Commission

Signed: _____

Date: _____