

Caledonia Township Planning Commission – DRAFT Regular Meeting Minutes
December 4, 2023
Caledonia Township Hall 6461 Gillard Rd. Spruce, MI 48762

- I. Call to Order: Dan LeClair
- II. Pledge of Allegiance: completed
- III. Roll Call: Sobek – present, Donovan - absent, LeClair - present, LaLonde - present, MacKinnon - present.
- IV. Approval of the Agenda Sobek made a motion. Seconded by LaLonde. All in favor, motion passed.
- V. Minutes November 9 2023 Special Meeting: Motion by Sobek; LaLonde seconded. Motion passed.
- VI. Minutes November 9 2023 Regular Meeting: Motion by LaLonde; Sobek seconded. Motion passed.
- VII. Public Comment:
 - Ken O’Dea: Questioned section 2.D of Ordinance No 2 of 2017. Also questioned Section 2, Sub-section 8. Ordinance No 1, Section 16, 2017. Questioned what is purpose for the township’s making our properties non-conforming?
 - Karen Brancheau: Were the special meeting minutes updated? Is there a timeline that the residences can expect a response from questions presented to the township?
 - Al Lipske: Were questions asked at last meeting considered for this meeting?
- VIII. Board of Trustees Report: Hailey Rondeau is the new township treasurer.
- IX. ZBA Report: Dan LeClair - No meeting, nothing to report
- X. Zoning Administrator Report: State of Michigan solar ordinances have been signed by the governor. Or ordinance cannot be more restricted than the state law. There will be more amendments to the state law made within the next year when the state law takes effect.
- XI. Tri-Township Report: There was no meeting. Next meeting is April 2024 at Alcona Township. We asked NEMCOG to give us further information on the responses from our township residences and will report back when we hear something.

New Business:

None

Old Business:

- XII. AT&T Special Land Use:
 - No representative of the applicant was in representation at tonight’s meeting. Motion by Sobek to deny the special land use permit SPU#1 as it doesn’t meet the townships ordinances, Particularly the three miles between telecommunications towers. The application was presented at the September 18, 2023 meeting and the applicant requested to table this request for 90 days. Second by LaLonde. Role Call; Sobek – yes, Donovan - absent, LeClair - yes, LaLonde - yes, MacKinnon - yes.

- New zoning ordinance
 - i. Discussed and explained Sec 3.22.B.2. Non-conforming Uses.
 - ii. Discussed modification to Sec 7.20, Outdoor Sales.
 - iii. Discussed minimum lot width, interior side yard setbacks and side yard corner setbacks in commercial district.
 - iv. Discussed Sec 3.9, boat launches.
 - v. Discussed Sec 3.8.A.4 dock setbacks.
 - vi. Commissioner Sobek introduced new comments for discussion at the January meeting.

XX: Commissioner Comments: None

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

Respectfully submitted by Dan LeClair

Signed: _____

Date: _____