

Caledonia Township Planning Commission - Draft Regular Meeting Minutes
8-11-25
Caledonia Township Hall, 6461 Gillard Rd., Spruce, MI 48762

Call to Order:

Dan LeClair

Pledge of Allegiance:

Completed

Roll Call:

Sobeck - present, Halazon - present, LeClair - present, LaLonde - present, MacKinnon - present

Approval of the Agenda:

Sobeck made a motion, seconded by LaLonde. All in favor, motion passed

Approval of Minutes January 11, 2025, Regular Meeting:

LaLonde made a motion, with a correction noted, (LaLonde absent from meeting), seconded by MacKinnon. All in favor, motion passed.

Public Comment:

Public comments open and addressed in New Business when public hearing is opened.

Written Correspondence:

An E-mail from Andrew Rasmussen dated 8-11-25 was reviewed. Addressed in New Business.
An Email from Patti Parkham was reviewed. Addressed in the Public comments section of Public Hearing.

Board of Trustees Report:

No new business

ZBA:

No new business

Zoning Administrator Report:

No new business.

Tri-Township Report:

Last met July 17, 2025.

TriTownship Master Plan finalized with NEMCOG, the committee voted to approve, it is now up to individual Township Planning Commissioners to vote and make recommendations to their respective Township boards.

Special Meeting at Caledonia Hall scheduled for December 1, 2025, at 3:30 pm, for all three townships..

Next regular Meeting scheduled October 18, 2025, at Hawes Township Hall.

New Business:

Opened public hearing regarding Special Land Use. Alcona Septic Service. # 2025-01.

There was robust discussion regarding the Special Land Use application. The specific needs and expected impact for the community were explained. Community Members asked questions and offered views and opinions. It was pointed out that this permit would enable Alcona Septic Service to remain in business, thus preserving a needed community resource. An aside observation was that this is a veteran owned company and as such, provides support to veterans of the community.

Public comments offered by:

- Frederick Hiatt, JR, 401 West Hubert Rd., Spruce
- Jim Farrar, 339 West Hubert and 359 West Hubert Rd., Spruce
- Scott Burns, 485 West Hubert Rd., Spruce
- Phyllis VanderVlucht, 1861 Hubert Rd., Hubbard Lake
- Email response from Patti Parkham, 5100 West Hubert Rd., Spruce

Public hearing closed 7:22 pm.

Discussion determined that approval is contingent on finding of fact, specifically:

- Is this needed in the community?
- Is there similar adjacent use?
- This could be specified to allow more tanks in future.
- Could be specified to NOT regularly accept waste from others.

Sobeck made a motion to approve Special Land Use Permit #2025-01, Subject Property 401 West Hubert Road, Spruce, MI 48762. With finding of facts ie: adjacent property being used in the same fashion, and the community needs this facility. This is contingent upon EGLE and Health Department approval (already obtained) and allows for up to five tanks total with administrator approval and site plan application and approval within 90 days of this meeting. LaLonde seconded the motion; all in favor, motion passed.

Dan LeClair signed three copies, Ken signed three copies, one stays with the Planning Commission, one to Nick Duby, Caledonia Zoning Administrator and one to Fredrick Hiatt, JR.

Discussed process to finalize Master Plan.

Once it has Township approval NEMCOG posts 63 day notice, then moves to public hearing pursuant to final approval.

Sobeck made a motion to send the final Master Plan to the Caledonia Township Board for their approval. Halazon seconded the motion, all in favor, motion passed.

The public hearing for all three townships scheduled for December 1, 2025 at 6:30.

Address Gate Correspondence.

Andrew Rasmussen Emailed a request for a gate to be installed across a section of his property. Halazon made a motion to add the gate request to New Business, to be addressed at the present meeting. Sobeck seconded the motion. All in favor, motion passed.

It was determined that the gate would be inserted on a fenceline belonging to the North End Park. As such, would be referred to the Township Board and the Township Attorney for review.

Ordinance Updates.

–Solar: There was a request to look at sub stations of proposed solar farms. It was suggested we obtain input from Denise Klein to inform about these updates. It was noted as of present, there are no applications for substations.

–Roadside Stands: It was pointed out they are only allowed in AG and FR. All others require a variance. There may be need to review this. Again, it was felt input from Denise Klein at NEMCOG would be helpful.

Old Business:

There was on-going discussion regarding type and extent of regulation regarding Short Term Rentals. These could be anywhere from not allowing them, not addressing them, minimal regulation and regulated with application and requirements. The board agreed this needs to be addressed in a timely fashion. The possibility of a survey to assess community thoughts on this matter was brought up. It was determined that Denise Klein of NEMCOG would be invited to provide guidance at the next meeting.

Commissioner's Comments: None

Adjourn: Sobek made a motion to adjourn. Lalonde seconded. All in favor, motion passed
The meeting adjourned at: 9 pm.

Next Meeting:

September 8th, 2025, 7 pm
Caledonia Township Hall, Spruce, MI

Respectfully submitted by:

Barb Halazon

Date: 8-18-25