

**Minutes of Caledonia Township, Alcona County, Planning Commission
February 2, 2009**

Meeting called to order by Chairman Vichunas at 7:04 p.m. at the Caledonia Township Hall, Spruce, Michigan.

Pledge of Allegiance.

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

Absent: Williams.

Guests: Rick Cramer, Grace Phillips and Roxanne Brown

Chairman Vichunas welcomed new member, Jeremy Hahn.

MOTION by Waldeck to approve the **Agenda** as submitted; **SUPPORT** by Preston; Motion carried.

MOTION by Freigruber to approve the **Minutes** of the January 5, 2009 meeting as submitted by email from Secretary Waldeck; **SUPPORT** by Preston; Motion carried.

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

REPORTS:

Zoning Board of Appeals -- Freigruber had nothing to report.

Board of Trustees Meeting Synopsis -- Scott read the Synopsis published in the ALCONA COUNTY REVIEW on January 28, 2009 and provided additional items of interest.

PUBLIC HEARING opened at 7:10 p.m. on the proposed **Additions to Section 202, Definitions; the Proposed Section 323, Wind Turbine Generating System Ordinance; and the addition of Point 41 in Section 607, Standards and Requirements for Special Land Use Permits.**

A. Point 41 in Section 607, Standards and Requirements for Special Land Use Permits was read as requested by guests.

B. Public Comments: None.

PUBLIC HEARING closed at 7:37 p.m.

Deliberations on proposed Additions to Section 202, Definitions: **MOTION** by Hahn to approve Section 202 as published; **SUPPORT** by Preston; Motion carried.

Deliberations on the proposed Section 323, Wind Turbine Generating System Ordinance: **MOTION** by Freigruber to approve Section 323, Wind Turbine Generating System Ordinance as published; **SUPPORT** by Preston; Motion carried.

Deliberations on the Addition of Point 41 in Section 607, Standards and Requirements for Special Land Use Permits: **MOTION** by Waldeck to approve Section 607, Standards and Requirements for Special Land Use Permits as published; **SUPPORT** by Freigruber; Motion carried.

UNFINISHED BUSINESS:

MOTION by Freigruber to schedule a Public Hearing for March 2, 2009 on the **Request for Special Land Use Permit #37-08 from Walden Properties for Site Condominium for Single Family Dwellings**; **SUPPORT** by Preston; Motion carried. The Public Hearing was not held at the February 2nd meeting because the Notice for this request was not published on a timely basis. Freigruber read an email he sent to North American Hydro and a response regarding public access to the dam. Cramer and Phillips also provided additional comments.

Revised Bylaws -- Draft dated February 1, 2009 was reviewed. **MOTION** by Freigruber to table until the next meeting; **SUPPORT** by Preston; Motion failed due to a three-three vote. **MOTION** by Waldeck to approve with changes as noted; **SUPPORT** by Scott; Motion failed due to a three-three vote.

Revise Zoning Ordinance Book – Vichunas working on.

Township Owned Lake Access Lots – Vichunas distributed a list of the lots currently owned by Caledonia Township.

NEW BUSINESS:

Planning Commission Ordinance – Draft dated February 1, 2009 was reviewed. Vichunas will revise with recommended changes; **MOTION** by Freigruber to table until next meeting; **SUPPORT** by Waldeck; Motion carried

Develop Language and Definitions to Allow Special Land Use Permits for Crematoriums in RA/RC/FR/I Districts – No change in status.

Proposed Condominium Ordinance – No change in status.

Proposed Zoning Ordinance re Sexually Oriented Businesses – No change in status

Proposed ORV Ordinance – Scott provided information he has collected. He and Williams will continue to research.

Election of Zoning Board of Appeals Member: **MOTION** by Waldeck to nominate Freigruber as the ZBA member; **SUPPORT** by Preston; Motion carried.

Vichunas stated that the Board of Trustees is working to update and improve the Township's Web page.

Zoning Administrator's Annual Report – Vichunas read the Annual Report as submitted by Nancy Beck: 87% of the Septic Systems are currently in compliance, three SLU permits were received in 2008 and there were no requests for variances.

POLL MEMBERS FOR NEW BUSINESS: None.

Next Planning Commission Meeting – March 2, 2009.

Next Tri-Township Planning Commission Meeting – February 26, 2009 at 7:00 p.m. hosted by Alcona Township.

MOTION by Freigruber to adjourn at 9:12 p.m.; **SUPPORT** by Preston; Motion carried.

Respectfully Submitted,

Jane Waldeck, Secretary