

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

Meeting called to order by Chairman Vichunas at 7:02 p.m. at the Caledonia Township Hall, Spruce, Michigan.

Pledge of Allegiance.

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

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

MINUTES of October 5, 2009: Correction by Freigruber stating that he and Hahn will review the Zoning Ordinance as it pertains to the preservation of agricultural, forest and recreation land. Under Walden Properties in New Business, add "and cross members" after posts in the second sentence. **MOTION** by Williams to approve the Minutes with corrections; **SUPPORT** by Freigruber; Motion carried.

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

REPORTS:

Zoning Board of Appeals: None.

Board of Trustees Meeting Synopsis: Scott read the Synopsis published in the ALCONA COUNTY REVIEW on October 21, 2009 and provided additional items of interest.

PUBLIC HEARING OPENED at 7:23 p.m. on the Township's Proposed ORV Ordinance

A. Public Notice published in the ALCONA COUNTY REVIEW on October 14, 2009 was not read -- no citizens present.

B. Public Comments: FOR: None. AGAINST: None.

PUBLIC HEARING CLOSED at 7:24 p.m.

Deliberations on the Proposed Township ORV Ordinance.

MOTION by Waldeck to approve the Township ORV Ordinance as drafted; **SUPPORT** by Williams; Motion carried.

PUBLIC HEARING OPENED at 7:32 p.m. to rescind Section 313, Septic System Requirements within the Lakeshore Development (LS) District and Section 320, Septic System Requirements within the Residential Lakeshore (RL) District. These two Sections were replaced with Section 322, Water Protection Ordinance, effective August 8, 2008.

A. Public Notice published in the ALCONA COUNTY REVIEW on October 14, 2009 was not read -- no citizens present.

B. Public Comments: FOR: None. AGAINST: None.

PUBLIC HEARING CLOSED at 7:34 p.m.

Deliberations to rescind Section 313, Septic System Requirements within the Lakeshore Development (LS) District and Section 320, Septic System Requirements within the Residential Lakeshore (RL) District.

MOTION by Freigruber to recommend to the Board the rescission of these 2 Sections as proposed with one modification: restate to the Board that Sections 313 and 320 be deactivated in the current Zoning Ordinance; **SUPPORT** by Williams; Motion carried.

UNFINISHED BUSINESS:

Zoning Ordinance Book Revision – Vichunas continues to work on. Vichunas received approval from the Board at their October meeting for re-adoption of the Zoning Ordinance once revisions are made.

Proposed Zoning Ordinance re Sexually Oriented Businesses – Awaiting the Township Attorney's review.

NEW BUSINESS:

Proposed Condominium Ordinance – Freigruber working on.

Review Zoning as it applies to the Master Plan adopted June 14, 2006 to include the preservation of agricultural, forest and recreation land - Hahn and Freigruber will work on.

Review Recreation Master Plan 2005-2009, adopted February 16, 2005 – Pages 13 through 18 were reviewed and revised.

Proposed Section 323, Outdoor and Open Burning Ordinance – Comments to be sent via email regarding draft proposal to Waldeck and Preston. It was pointed out that this would be a stand alone Ordinance -- not a Zoning Ordinance. Vichunas will revisit former Nuisance Ordinance. Tabled until the December meeting.

Section 322, Water Protection Ordinance – Vichunas reported that a letter was sent to Realtors forwarding a copy of this Ordinance.

Additional language for the Ordinary High Water Mark Definition and Section 307, Porches and Projections into Yards – Tabled until December meeting.

Next Planning Commission Meeting – December 7, 2009.

Next Tri-Township Planning Commission Meeting – Meeting scheduled for February 25, 2010, at 7:00 p.m., hosted by Alcona Township.

MOTION by Williams to adjourn at 9:07 p.m.; **SUPPORT** by Preston; Motion carried.

Respectfully Submitted,

Jane Waldeck, Secretary