

**COLUMBIA TOWNSHIP PLANNING COMMISSION
VAN BUREN COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Planning Commission of Columbia Township will hold a public hearing and regular meeting on Wednesday April 9, 2025 at 7:00 p.m. at the Columbia Township Hall, 53053 C.R.388, Grand Junction, within the Township.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered at said public hearing include the following:

1. Proposed zoning ordinance text amendments and zoning map amendment:
 - a. add new 3.09 Renewable Energy Overlay District; purpose suitable location for renewable energy systems.
 - b. add new 4.14 (V) Utility-Scale Battery Energy Storage Facility; special use
 - c. add new 4.14 (W) Solar Energy Systems
 - d. add to Article 7 Definitions, definitions affiliated with Solar Energy Systems
 - e. add Overlay District to Zoning Map
2. Journey to the Well LLC has petitioned for a Special Use Permit to utilize part of an existing accessory building (special use for seasonal storage) for office space, including a bathroom at 47768 21st Ave 80-06-036-009-11.
3. Such other and further business as may properly come before the Planning Commission at said hearing.

PLEASE TAKE FURTHER NOTICE that the proposed text can be reviewed at the Township Hall during regular business hours of regular business days, 53053 C.R. 388, Grand Junction and or email Zoning Administrator mtsalleghan@frontier.com for electric copy.

PLEASE TAKE FURTHER NOTICE that written comments will be received by the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail to the Township Clerk at the address set forth below, up to the date of the hearing and will also be received by the Planning Commission at the hearing.

Columbia Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Columbia Township Clerk.

Kara Hartmann Laraway, Clerk
Columbia Township
P.O. Box 323
Grand Junction, MI 49056-0323
(269) 434-6227

Memorandum: Columbia Township Planning Commission
Date: February 23, 2024
From: Tasha Smalley, Zoning Administrator
RE: STAFF REPORT
Special Land Use – Accessory use – Office/bathroom

Public Hearing date: Wednesday April 9, 2025 7:00pm

Owner/Applicant: Journey to the Well, LLC, Scott Beck
Owner/Applicant Address: 6645 E 276th Ave, Atlanta IN 46031

Subject Property: 47768 21st Ave, Columbia Township
Parcel #: 80-06-036-009-11

A – Agricultural District A

3.04 A Area and Dimensional Regulations

- Minimum lot area – 10 acres
- Minimum lot width – 200 feet
- Front setback – 83 feet centerline
- Side setback – 10 feet each side
- Rear setback – 20 feet
- Maximum building height 35 feet

Social Organization approved March/April 2024

3.04#5 Uses Permitted by Special Use

e. Community country clubs, fraternal lodges, and similar civic or social organizations when not operated for profit.

4.11 Site Plan Review and Approval

4.13 Special Use Conditions

E. Fraternal Organizations

#5 Uses Permitted by Special Use Permit

- j. Accessory buildings, structures, and uses customary and incidental to any of the above permitted uses – Civic organization

Analysis

Property 80-06-036-009-11 legal pre-existing conforming parcels of record
Lot area: approx 325x427; 3.19ac (138,768sqft)

Proposed project:

Alter existing storage building: add office / welcome area and bathroom, use approx 20x60 of the 60x80 area. The remainder will stay Seasonal Storage Use (SLU 2/8/24).

This will serve as a welcome area for those using the properties and Social Club (non-profit) groups organizations, etc.

COLUMBIA TOWNSHIP, GRAND JUNCTION, MI 269-434-6227
Zoning Department, Tasha Smalley
111 Grand St Allegan MI 49010
1-800-626-5964 email: mtsallegan@frontier.com

APPLICATION FOR SPECIAL LAND USE

Property Owner

Name Journey to the Well, LLC (Scott and Shantal Beck)
Mailing Address 6645 E. 276th ST City Atlanta, IN Zip 46031
Telephone 317-695-6513 Email sbeck@beckshybrids.com

Applicant (if different from Owner)

Name Same
Mailing Address _____ City _____ Zip _____
Telephone _____ Email _____

Project Property Address 47768 21st Ave Grand Junction, MI 49056
Tax Id Number 80-06- 036 - 009 - 11
Legal Description – attach with application

Current Zoning Classification and Use of Property Ag; Commercial

Describe Request: Utilize existing space (1 Bay, Approx. 20' x 60') of existing Storage Building to create a Welcome Center that includes a restroom.

Please attached required site plan and any other documents required per Zoning Ordinance.

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Columbia Township Zoning Ordinance will be complied with. Further, I agree to give permission for officials of Columbia Township, Van Buren County and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signature of Property Owner Scott Beck Date 3-16-2025

Signature of Applicant Scott Beck Date 3-16-2025

Special Land Use review fee: \$750.00 (make payable to Columbia Township)

Zoning Ordinance: Special Land Use 4.12 & 4.13 also Site Plan Review 4.11

Be advised after the Planning Commission's public hearing, the Township Board is the final decision body. (Typically the next month)

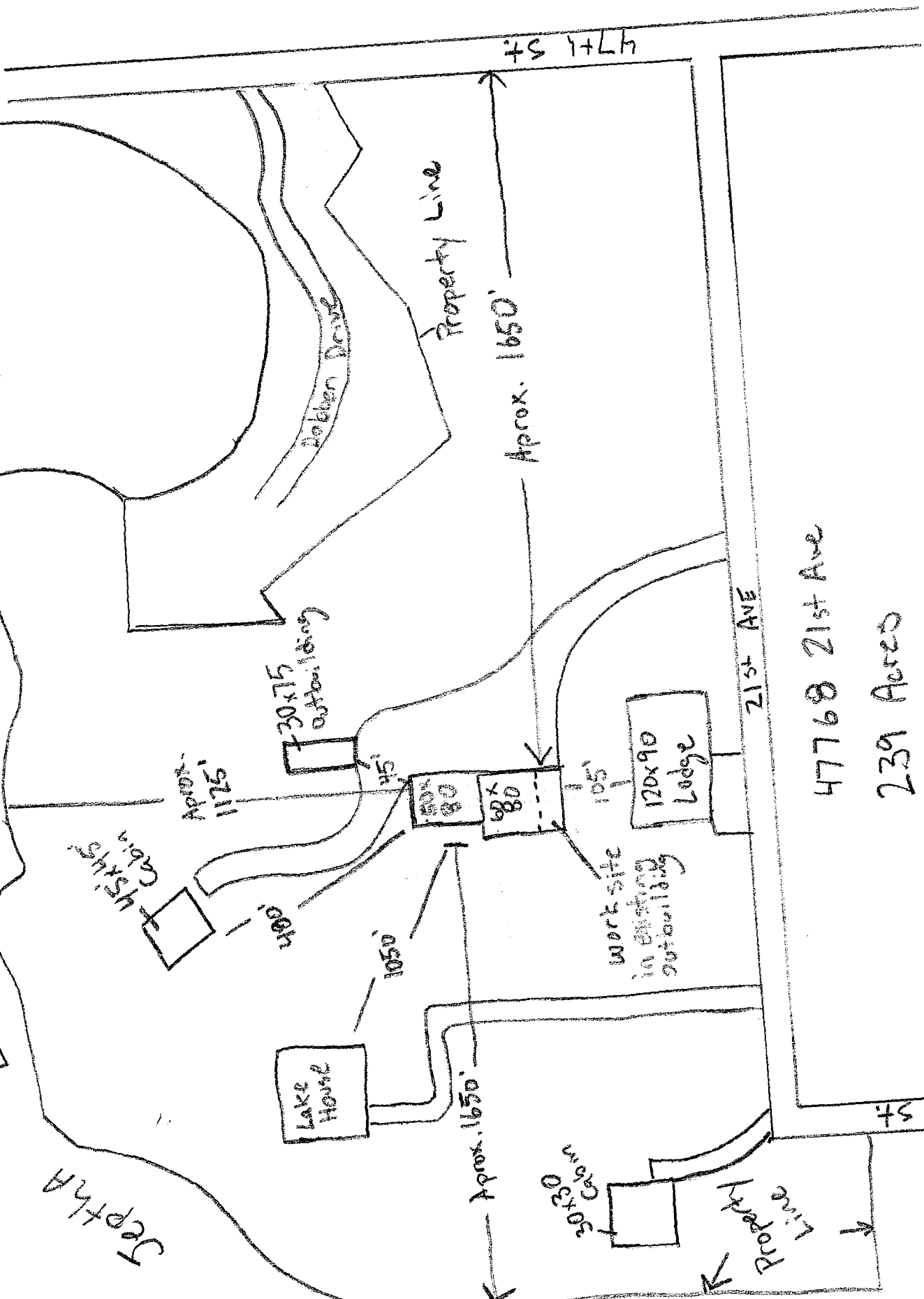
Mail or bring the completed application, required information and fee to:
Michigan Township Services 111 Grand St Allegan MI 49010

North ↑

SEPTHA LAKE

LAKE

Septa Lake

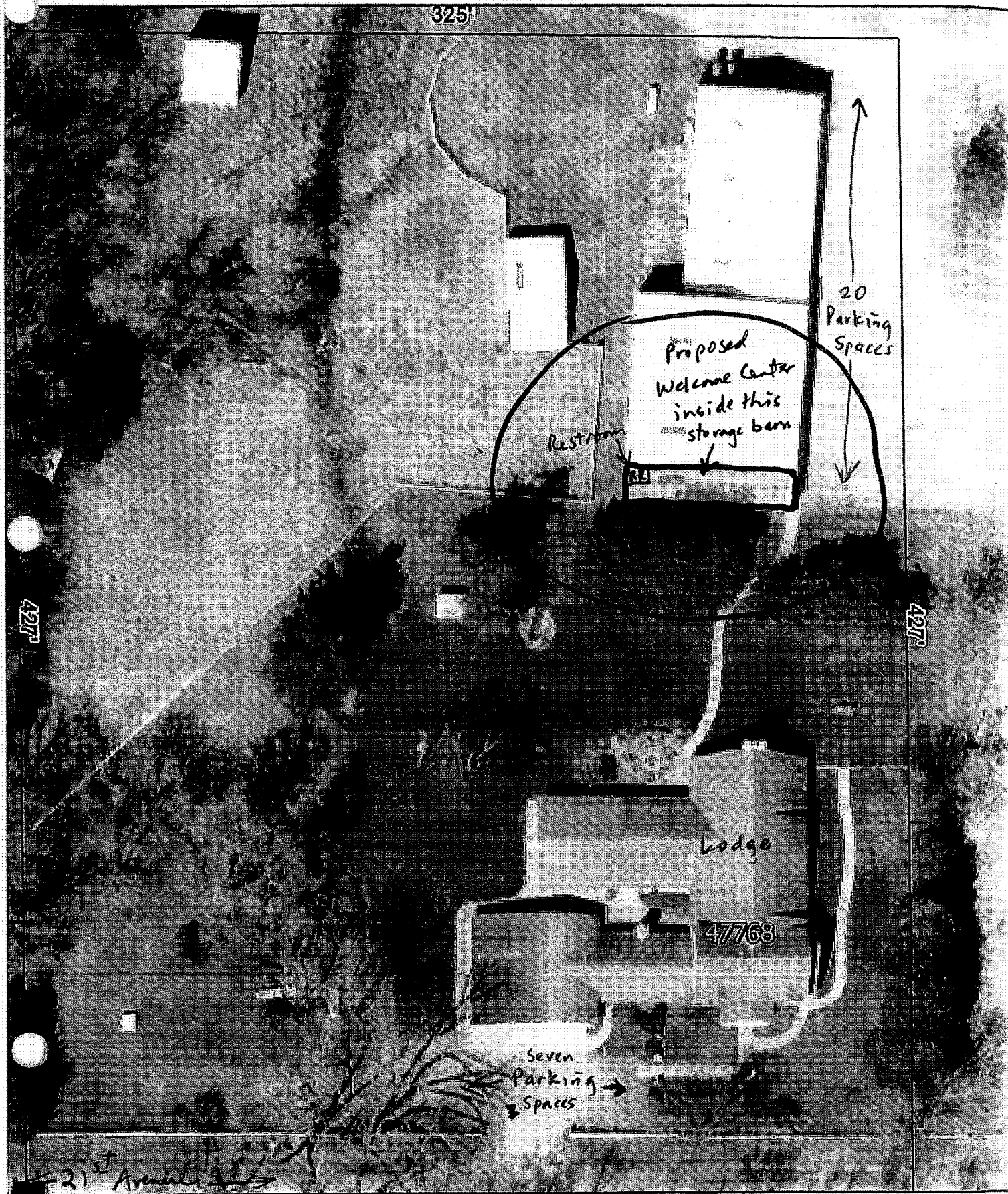


47768 21st Ave

239 Acres

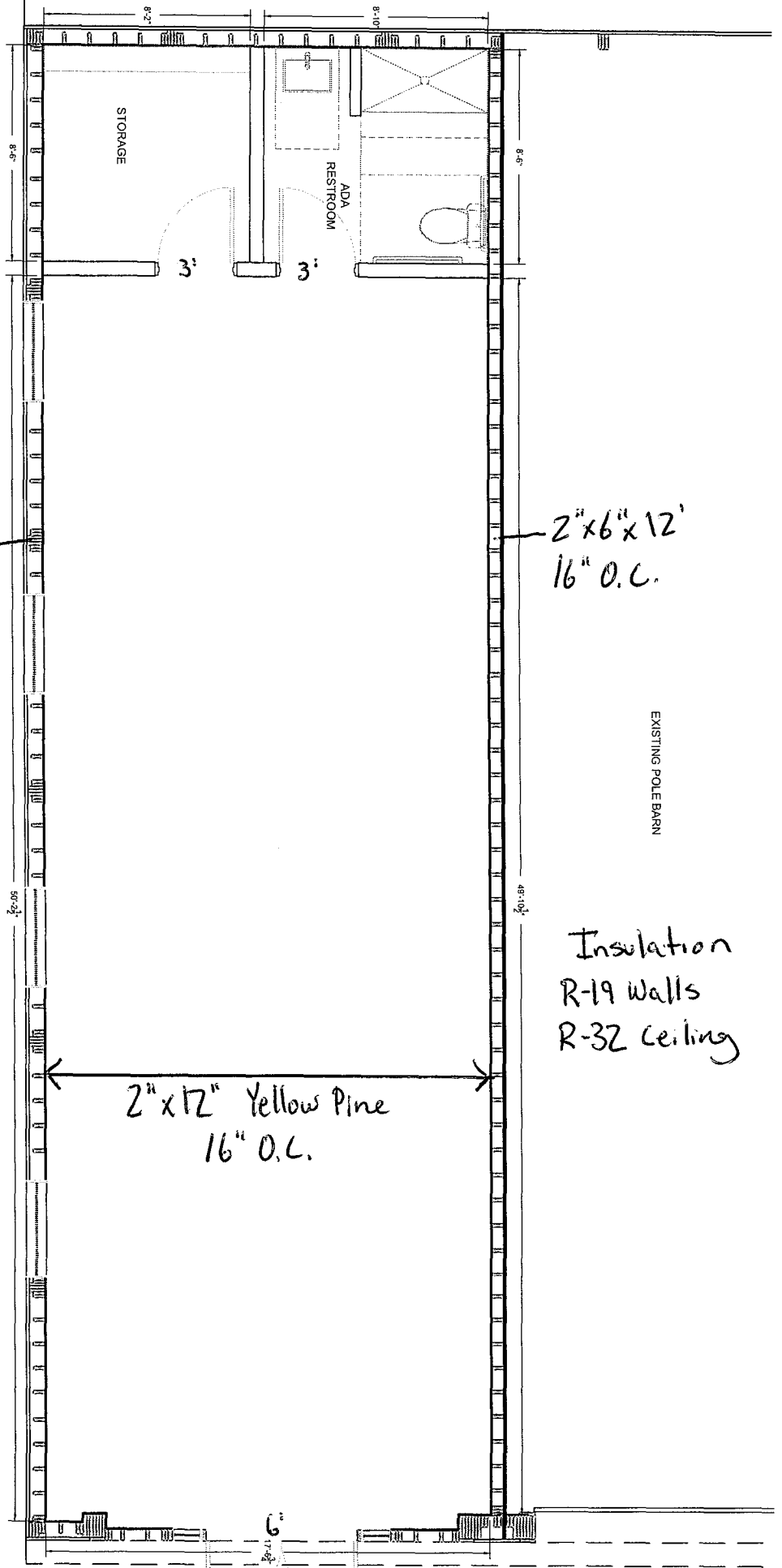


Van Buren County Parcel Record



1
A-004

PROPOSED FLOOR PLAN
SCALE 0" = 1/8" = 1'-0"



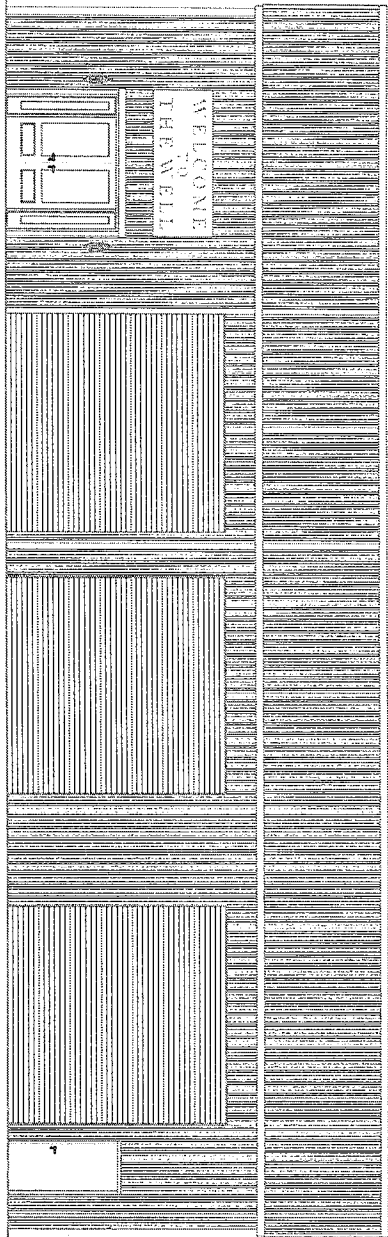
Existing
6" x 6" Posts

2" x 6" x 12"
16" O.C.

EXISTING POLE BARN

Insulation
R-19 Walls
R-32 Ceiling

2" x 12" Yellow Pine
16" O.C.

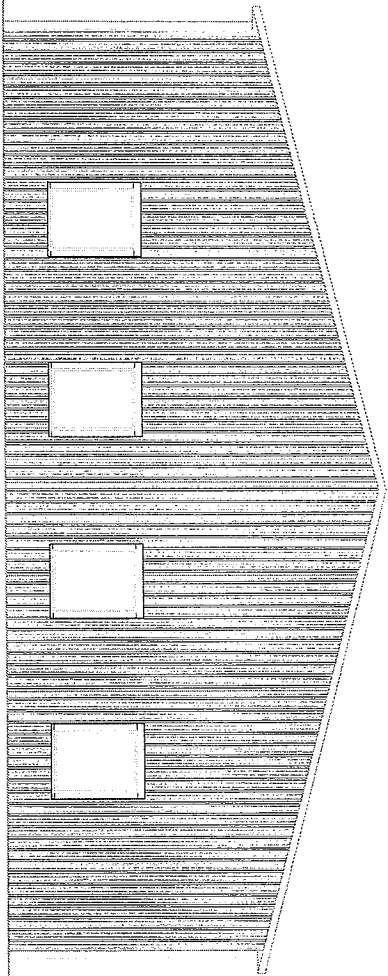


1
A-005

PROPOSED ELEVATION

East

SCALE: 0' - 1/8" = 1' - 0"

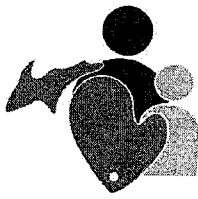


1
A-005

PROPOSED ELEVATION

South

SCALE: 0" = 1/8" = 1' - 0"



Van Buren/Cass District
Health Department

ENVIRONMENTAL HEALTH SERVICES
George Friday-Director Environmental Health
www.vbcassdhd.org 269-621-3143

March 4, 2025

Shantel Beck
shanbeck08@gmail.com
Luke Gritter Truegritproperty@gmail.com

Re: **Sanitation Permit Approval**
COLUMBIA Township, Section 36
Permit # VS25-163

Dear: Shantel Beck

A site assessment was conducted of the sewage disposal system located at 47768 21st Ave

This evaluation was performed on in regards to your sanitation permit application.

At the time of the evaluation, the sewage disposal system showed no evidence of failure and was observed 75' from the water well. Therefore, your request for use of the existing sewage system has been approved. No livestock shall be on any part of the septic system.

Please understand it is your responsibility to maintain an approved, properly functioning sewage system. In the event the sewage disposal system becomes a nuisance or failure occurs, a replacement system must be installed in accordance with the Van Buren/Cass County District Public Health Departments Environmental Health Code.

This department recommends having the septic tank pumped and installing a water tight riser.

These are the conditions under which this office has granted approval of your sanitation permit. If you have any questions regarding your permit specifications, please feel free to contact this office at (269) 621-3143 extension 1311. Thank you for your cooperation.

Sincerely,

Corrinne Taylor

Corrinne Taylor
Public Health Sanitarian
(269) 621-3143 ext. 1316



Lawrence 260 South St Lawrence, MI 49064

Dowagiac 302 S. Front St. Dowagiac, MI 49047

Mail Permit To:

Shantel Beck

shanbeck08@gmail.com

Luke Gritter Truegritproperty@gmail.com

(Below For Health Department Use Only)

SYSTEM DATA	Permit (Original Data)	Soil Profile					
		Soil Legend		Depth / Soil Results			
				Boring #1	Boring #2		
<input type="checkbox"/> Failed System	VHL 91-211	S = Sand	SiCL = Silty Clay Loam	0 - 2"	TSL		
<input type="checkbox"/> Expired/Re-issued	VHL 91-210	LS = Loamy Sand	SC = Sandy Clay				
<input type="checkbox"/> Septic Tank Only	VS 84-541	SL = Sandy Loam	SIC = Silty Clay				
<input checked="" type="checkbox"/> Hook Up	Existing Data	L = Loam	C = Clay				
	Available?	SIL = Silt Loam	T = Topsoil				
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	SI = Silt	M = Muck				
		SCL = Sandy Clay Loam	G = Gravel				
		CL = Clay Loam	FS = Fine Sand				
			* = Indicates Soil predominance	Date of Evaluation:		03/03/2025	

DIAGRAM

Evidence of water table? Yes No If yes, water table depth? Saturation @ Grade



ALL PERMITS REQUIRE A FINAL INSPECTION BEFORE COVERING (48 HOURS NOTICE REQUIRED)

BASED ON INFORMATION SUPPLIED, THIS SEWAGE PERMIT APPLICATION HAS BEEN:

Approved

Disapproved

Sewage Permit Number: VS25-163 Permit Issue Date: 3/4/25

Covinnne Taylor
Public Health Sanitarian

This permit does not imply state or township approval, and is not a guarantee of the sewage systems performance. Minimum requirements will be stated on attached letter.

For New Construction Only: Well Permit Applied For? Yes No

Lot Size	Maximum Total Accessory Bldg. Floor Area for All Accessory Bldgs	Maximum Height
Less than two (2) acres	1,280 square feet	25 feet
Two (2) acres but less than three (3) acres	1,700 square feet	25 feet
Three (3) acres but less than four (4) acres	2,200 square feet	25 feet
Four (4) acres but less than five (5) acres	2,700 square feet	25 feet
Five (5) acres or more	3,500 square feet	25 feet

2. Home occupations, Type I.

E. Uses Permitted by Special Use Permit:

The following uses shall be allowed when determined to be in conformance with provisions of Sections 4.12, 4.13 and 4.14:

1. Churches, schools, libraries and publicly owned buildings.
2. Public utility buildings.
3. Land for parks, playgrounds, public and private swimming pools, and similar facilities for outdoor exercise and recreation when not operated for profit.
4. Accessory buildings, structures and uses customary and incidental to any of the above special uses; such uses shall include temporary signs.
5. "reserved".
6. An accessory building on a vacant lot.

Section 3.04 - District A (Agricultural)

A. Parcels 10 acres or greater (Permitted Uses – Agricultural)

Intent:

To conserve and enhance the low density and agricultural use of those portions of the Township that now have such character. By conserving such character, the Township and other public agencies will realize an economic gain in public expenditures by minimizing scattered demand for urban types and levels of services, utilities, and facilities, in otherwise predominantly rural areas.

1. Area and Dimensional Regulations:

- a. Minimum Lot Area and Frontage Width: ten (10) acres or greater; 200 feet frontage width. See also Section 7.07, "farm".
- b. Minimum Easement Width to Back Parcel: Twenty (20) feet.
- c. Minimum Yard Dimensions: Fifty (50) feet front yard; ten

(10) feet side yards; twenty (20) feet rear yard; twenty (20) feet corner lot setback. See also Sections 4.02 and 4.03.

- d. Maximum Building Height: Two and one-half (2-1/2) stories; Thirty-five (35) feet.

2. Principal Permitted Uses:

No land shall be used, and no building or structure erected or moved upon any premises and used for other than one or more of the following uses, except as otherwise provided for in this Ordinance.

- a. Detached single-family dwelling in conformance with Section 4.10
- b. Farms, including livestock and poultry operations, dairy farming, horticultural operations, grain farming, forestry operations, and garden plots.
- c. State licensed residential foster care facilities housing six (6) or less persons.
- d. State licensed childcare centers providing care for six (6) or fewer children.
- e. Farm Market and Roadside Stand (amended 1-8-20)
 - 1. Must be in conformance with the (GAAMP (Generally Accepted Agricultural & Management Practices), as amended.
 - 2. Ancillary or affiliated activities that are beyond the scope of the management practices of the GAAMP are prohibited.

3. Permitted Accessory Uses:

- a. Storage shed or carport 200 square feet or less, and a maximum of one and one-half stories (25') in height
- b. Buildings and structures customarily incidental to farming.
- c. Dwelling structures for migrant workers.
- d. Roadside stands and buildings for the packaging, storage, and sale of agricultural products.
- f. Aggregate gross floor areas and maximum heights for buildings accessory to residential uses shall not exceed:

Lot Size	Maximum Total Floor Area for all Non-Agricultural Accessory Buildings	Maximum Height
Ten (10) acres or more	3,500 square feet	25 feet

- g. Home Occupations Class I
- h. Signs 16 square feet or less in area or any size painted on

the wall of a building for any permitted or special use.

4. Reserved (amended 1-8-20)
5. Uses Permitted by Special Use Permit
The following uses shall be allowed when determined to be in conformance with the provisions of Sections 4.12, 4.13 and 4.14 as applicable:
 - a. Churches, schools, libraries, and publicly owned buildings.
 - b. Hospitals, clinics, sanitariums, convalescent homes, and similar structures designed for human care.
 - c. Public utility buildings.
 - d. † Community country clubs, fraternal lodges and similar civic organizations when not operated for profit. (April 2024)
 - e. Land for parks, playgrounds, public and private swimming pools, and similar facilities for outdoor exercise and recreation when not operated for profit.
 - f. Food processing and packaging industries; farm equipment sales and services.
 - g. Oil and brine wells and storage facilities for same.
 - h. Bed & Breakfast operations.
 - i. An accessory building on a lot adjoining the principal residence.
 - j. Accessory buildings, structures and uses customary and incidental to any of the above permitted uses, such uses shall include temporary signs.
 - k. Reserved
 - l. Outdoor Storage Facilities
 - m. Seasonal Storage in Existing Barns
 - n. Additional non-agricultural storage building beyond Section 3.04(3f)
 - o. Communications Tower (added 5-7-18)
 - p. Grower Facility, Medical (added 8-6-18) (amended 12-7-20)
 - q. Grower Facility, Recreational (added 12-7-20)

B. Parcels Under 10 Acres (Permitted Uses – Residential)

Intent:

To conserve and enhance the low density and agricultural use of those portions of the Township that now have such character. By conserving such character, the Township and other public agencies will realize an economic gain in public expenditures by minimizing scattered demand for urban types and levels of services, utilities, and facilities, in otherwise predominantly rural areas. To provide for the usage of agriculturally zoned parcels that are less than ten (10) acres in area.

1. Area and Dimensional Regulations:

FACT OF FINDING CRITERIA

4.13 C Special Use Review Requirements:

Special Uses shall be subject to the following special requirements in addition to the requirements and standards of the zoning district in order to prevent conflict with or impairment of the principal permitted uses of the zoning district. Such uses shall be deemed to possess characteristics of such unique form that to the district that each shall be considered on an individual case.

1. Relationship to adjacent land and buildings:
The location and size of the use, the nature and intensity of the operations, the size of the site in relation to operations, and the location of the site with respect to existing or future roads and highways providing access to the site shall be in harmony with the orderly development of the district; and the location, nature, and height of buildings, walls and fences, and shall not discourage the appropriate development and use of adjacent land and buildings nor impair their value.
2. Character of operations:
Operations shall not be more objectionable to nearby properties by reason of noise, traffic, safety, congestion, vibration, dust, fumes, smoke, or flashing lights than the operation of any permitted use.

Site Plan Review 4.12E #5 CRITERIA:

In the case of site plan review for multiple family, industrial or commercial uses or in other cases deemed appropriate by the Planning Commission, the Planning Commission shall consider among other factors:

- a. Noise
- b. Lighting
- c. Outside storage
- d. Possible blight or future maintenance
- e. Public safety
- f. Traffic patterns both on-site and on the adjacent roadway
- g. Drainage
- h. Screening and greenbelts, especially if the proposed use is adjacent to residential uses