

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 21, 2014

Present Members: Wayne Baumgarten, Eric Reeve, Stan Pankiewicz, Denise Page, Joe Stevens.

Absent: Sue Macker, Cynthia Goulston.

Also Present: Supervisor Ruemenapp, Planner Rod Arroyo.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Reeve.

THE PLEDGE TO THE FLAG

The Pledge to the flag was recited.

APPROVAL OF MINUTES

A motion was made by Member Page, supported by Member Stevens to approve the December 17, 2013 minutes.

Ayes: Members Baumgarten, Pankiewicz, Reeve, Stevens, Page.

Nays: None.

Abstain: None.

Motion carried.

APPROVAL OF AGENDA

A motion was made by Member Stevens, supported by Member Pankiewicz to approve the agenda as presented.

Ayes: Members Baumgarten, Pankiewicz, Reeve, Stevens, Page.

Nays: None.

Abstain: None.

Motion carried.

COMMUNICATIONS

Article from Municipal Law News regarding birds and wind turbines was circulated.

DISCUSSION FROM THE FLOOR

None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

A) DISCUSSION ON AG IN ROS ZONING

Chairperson Reeve asked if Planner Arroyo came up with anything in his reading that pertains to amending the ROS district to allow agriculture as a special land use and special limitations on how that would be done. Planner Arroyo has not. Member Stevens indicated he's not totally against this, but doesn't know when we will develop this into a park, if ever. Member Baumgarten indicated if it's ever developed it wouldn't require a large amount of money to clean it up if it's farmed in the interim. Member Stevens inquired how much is woodlands and Supervisor Ruemenapp stated 30 acres of woodlands, probably 50-60 acres that's tillable. There are grant monies available through DNR for developing the property into park land, but security would still remain a concern for any park in the township. Supervisor Ruemenapp spoke to Attica regarding what they do for security of their park.

Member Stevens inquired if there's anything wrong with the fact that the township would let someone farm it. Planner Arroyo said not if you're not clearing out substantial woodland or affecting natural habitat, making sure the use isn't detrimental to the intent. Supervisor Ruemenapp checked with Columbus Township and they allow farming in open space, but do not allow feed lots. Member Stevens inquired as to use under a special land use to make sure special features aren't disturbed. Supervisor Ruemenapp said there's a number of volunteer tree growth from old fence lines, probably undesirable trees, but he hasn't walked in, only viewed the property from the road. Planner Arroyo stated if you want to exclude certain things you could include that in the rental agreement, but if there are certain controls that are desired a list would need to be crafted. Supervisor Ruemenapp reported cleared farmland going rate is \$70 per acre, and Supervisor Ruemenapp suggested \$140 to someone who

inquired and that person inquiring didn't question that amount as being excessive.

Member Stevens would like to see the differences between principal permitted use and special land use. Planner Arroyo to come up with a list of special land use requirements for the meeting in February. Member Stevens views this as maintenance of the land. Member Page questioned allowing animals due to lots abutting the property. Planner Arroyo said controls can be put in place as the landlord. Supervisor Ruemenapp will provide Planner Arroyo additional information.

Supervisor Ruemenapp stated a site plan may need to be done to address the trees on the site, putting that into a rental agreement, excluding certain things and everything else could be cleared. Member Pankiewicz supported having the planner look into the pros and cons of special land use.

Supervisor Ruemenapp reported that the St. Clair County Soil Conservation office is opening again and they are currently recruiting board members.

NEW BUSINESS

A) ELECTION OF OFFICERS

A motion was made by Member Stevens, supported by Member Page nominating Eric Reeve as chairman of the Casco Township Planning Commission. A motion was made by Member Stevens, supported by Member Page to close nominations and cast a unanimous ballot for Eric Reeve as Chairman of the Casco Township Planning Commission.

Ayes: Members Baumgarten, Pankiewicz, Reeve, Stevens, Page.

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Baumgarten, supported by Member Page nominating Stan Pankiewicz as vice chairman of the Casco Township Planning Commission. A motion was made by Member Baumgarten, supported by Member Page to close nominations and cast a unanimous ballot for Member Pankiewicz as Vice Chairman of the Casco Township Planning Commission.

Ayes: Members Baumgarten, Pankiewicz, Reeve, Stevens, Page.

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Stevens, supported by Member Page nominating Member Baumgarten as secretary of Casco Township Planning Commission. A motion was made by Member Stevens, supported by Member Page to close the nominations and cast a unanimous ballot for Member Baumgarten as Secretary of the Casco Township Planning Commission.

Ayes: Members Baumgarten, Pankiewicz, Reeve, Stevens, Page.

Nays: None.

Abstain: None.

Motion carried.

Member Pankiewicz will continue to serve on the ZBA.

B) MEETING DATES

A motion was made by Member Stevens, supported by Member Page to hold the Casco Township Planning Commission meetings the third Tuesday of every month at 7:00 p.m. at 4512 Meldrum Road as follows: February 18, March 18, April 15, May 20, June 17, July 15, August 19, September 16, October 21, November 18, December 16 and January 20, 2015.

Ayes: Members Baumgarten, Pankiewicz, Reeve, Stevens, Page.

Nays: None.

Abstain: None.

Motion carried.

C) DISCUSSION OF ZONING ORDINANCE LANDSCAPING PROVISIONS

A request was made by Planner Arroyo to discuss this zoning ordinance. Planner Arroyo recently had questions about landscaping come up relating to the BP. The Planner discussed this with the Supervisor and the way the ordinance is designed relating to parking lots it's difficult to get easy answers to the questions and it's confusing. Planner Arroyo thinks the Planning Commission ought to

simplify it. Planner Arroyo is not looking for major changes, just easier to work with. Planner Arroyo would like to come back with an amendment to consolidate things, pulling landscaping in the parking section and putting it in green belt and wall section, with a reference in the parking section to refer to the green belt and wall section. Planner Arroyo to bring this back to the next meeting.

10) PLANNER'S REPORT

Planner Arroyo is going to be doing a presentation in Atlanta in April at the American Planning Association Conference. In April Clearzoning will be celebrating their 25th anniversary.

11) REPORT FROM COMMITTEES

Member Pankiewicz is chairman of ZBA. Member Stevens began his township service 20 years ago. The Macomb Daily had an article regarding a lawsuit that was settled regarding a composting business.

12) ADJOURNMENT

Member Page stated she will not be present at the February meeting. A motion was made by Member Baumgarten, supported by Member Pankiewicz to adjourn. Meeting adjourned at 7:58 p.m.

Ayes: Members Baumgarten, Pankiewicz, Reeve, Stevens, Page.

Nays: None.

Abstain: None.

Motion carried.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, February 18, 2014 at the Casco Township Hall, 4512 Meldrum Road.

Wayne

Baumgarten,

Secretary

Christine Ruemenapp, Recording Secretary _____

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