
MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 18, 2014

Present Members: Wayne Baumgarten, Eric Reeve, Stan Pankiewicz, Denise Page, Joe Stevens, Sue Macker, Cynthia Goulston.

Also Present: Supervisor Ruemenapp, Planner Rod Arroyo, Jeremy Griffith, John Swamba.

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 Baumgarten to approve the January 21, 2014 minutes.

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

Nays: None.

Abstain: None.

Motion carried.

APPROVAL OF AGENDA

A motion was made by Chairman Reeve, supported by Member Goulston to move agenda item 9 in front of agenda item 8, and approve the agenda with that modification.

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

Nays: None.

Abstain: None.

Motion carried.

COMMUNICATIONS

China Township Master Plan presented to the Planning Commission. Property abutting China/Casco Townships are zoned Ag. There is a highlight letter and booklet to review.

The County is having a workshop and everyone should have received a packet. Deadline for registration is tomorrow, and there is a long list of agenda items for the workshop.

DISCUSSION FROM THE FLOOR

None.

PUBLIC HEARING

None.

NEW BUSINESS

A) RICHMOND AUTO AUCTION

Supervisor Ruemenapp asked Jeremy Griffith and John Swamba to submit a document outlining their business, and if everything they plan to do is in compliance the township can give them a certificate of zoning compliance. The township needs documentation from the owner as to what they're going to do. Supervisor

Ruemenapp said they may be interested in going back to the flea market idea and that would require a site plan.

Chairman Reeve indicated there was a discussion at the last commission meeting they attended as to what you could and couldn't do in the building and they were discussing a body shop type operation. Supervisor Ruemenapp indicated anything other than taking over a turnkey operation a site plan needs to be submitted according to the ordinance. Supervisor Ruemenapp suggests that be submitted to the township and that will be forwarded to Planner Arroyo and eventually set on for public comment.

Mr. Swamba indicated they plan to close on the property on March 31st. Mr. Griffith and Mr. Swamba know what they want to do with the building, minor automotive repairs and sales. Supervisor Ruemenapp said if they submit their plan if it's in compliance, as long as it's a permitted use, that's fine. If it's a special land use it will have to go the special land use route. Planner Arroyo indicated minor auto repair is not a special land use, but auto sales and an auto dealer is a special land use and so they would have to apply for a special land use for that purpose. That would require the applicants to submit a site plan per State law. Supervisor Ruemenapp said they can submit the old site plan if there are no changes, along with a description of all the uses that are proposed. Rough time line is 3 months. Supervisor Ruemenapp can provide them with a packet and let them know what's involved. In order to be addressed at the April meeting their application has to be submitted by April 1st.

UNFINISHED BUSINESS

A) DISCUSSION OF AG IN ROS ZONING

Everyone should have received a draft electronically. This pertains to a parcel of property primarily to be used for a park and the Supervisor requested something that would aid him in allowing the property to be maintained without becoming overgrown. Planner Arroyo submitted a draft of an ordinance. Member Stevens asked if this would cover all of the open space up by the Belle River basin, including the stand of white oaks on Marine City Highway. Casco Township currently has no ordinance protecting trees. Supervisor Ruemenapp indicated that stand of white oak trees is registered in a conservancy and currently owned by Consumers Power.

A discussion was held regarding the ordinance as drafted. Supervisor Ruemenapp said you can add no feed lots in the ordinance, the exclusion of livestock can be placed in a rental agreement, but it shouldn't be included in the ordinance. Supervisor Ruemenapp doesn't think #2 is enforceable as drafted and indicated the township can include provisions in the lease agreement that excludes certain things. Supervisor Ruemenapp said it's likely any money generated from the leasing of the township property would likely have to go in the Parks fund. The Park mileage is up for renewal in 2015.

Member Stevens indicated it would be nice to receive some rental income and be able to do some vegetation control. Approximately 45-60 acres is tillable on this piece of property.

A motion was made by Member Stevens, supported by Member Pankiewicz to set a public hearing on April 15, 2014 on the proposed amendment to Ordinance 9.03 H. 1)

with the revision on number one that there shall be no feed lots or large industrial agricultural livestock operation, further striking 2) and adopting 3). Further discussion was held and Member Pankiewicz withdrew his support of the motion, Member Stevens withdrew his motion.

Planner Arroyo indicated if the Planning Commission is inclined to make it principle permitted use the commission would be amending 9.02, and 9.03 if you want it to be special land use.

Chairman Reeve asked if it's feasible or possible to make a separate ordinance strictly for park land and Planner Arroyo indicate it is. Discussion was held regarding overlay zoning, but in this instance it would only affect one piece of property and typically overlay zones touch multiple pieces of property with underlying zoning classifications.

Member Stevens outlined three options: 1) Special land use; 2) principle permitted use; or 3), do nothing at all. If it's ultimately determined to go with special land use the township could agree to pay for the special land use expenses.

A motion was made by Member Stevens, supported by Member Pankiewicz to set a public hearing on April 15, 2014 on the proposed amendment to Ordinance 9.03 H. 1) with the revision on number one that there shall be no feed lots or large industrial agricultural livestock operation, further striking 2) and adopting 3).

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

Nays: None.

Abstain: None.

Motion carried.

B) DISCUSSION OF ZONING ORDINANCE LANDSCAPING PROVISIONS

Planner Arroyo indicated the current ordinance regarding landscaping is very complicated and challenging. He's trying to move things around so all landscape provisions are in one section instead of scattered around. Chairman Reeve clarified this is inserting into the ordinance a section relating strictly to landscape.

Planner Arroyo reviewed the proposed ordinance with the Planning Commission. Discussion held regarding width of parking spaces. Discussion regarding construction of walls, landscape screening, reviewed definition of greenbelts, special provisions for screening of outdoor storage.

Planner Arroyo will make changes to the proposed ordinance as discussed and distribute to the member. There may be some cost savings if they can publish the two public hearings together.

A motion was made by Member Baumgarten, supported by Member Page to set a public hearing on April 15, 2014 to Amend Sections of Ordinance #30, Section 10.02, 10.06, 13.05, 13.12 and 16.10 with the changes as discussed this evening.

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

Nays: None.

Abstain: None.

Motion carried.

10) PLANNER'S REPORT

Planner Arroyo discussed overlay zoning and districts. Chairman Reeve indicated they're dealing with uses that are compatible or possibly different than the underlying zoning. Planner Arroyo indicated it's sometimes used to allow buildings to be built higher on certain roadways, or allowing different size signs in a specific area.

Planner Arroyo has picked up Ira Township, Columbus Township, Lenox Township and Armada Township.

11) REPORT FROM COMMITTEES

Emergency Services meeting the first Friday in May at Fore Lakes.

12) ADJOURNMENT

A motion was made by Member Baumgarten, supported by Member Pankiewicz to adjourn at 8:40 p.m.

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

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, April 15, 2014 at the Casco Township Hall, 4512 Meldrum Road.

Wayne

Baumgarten,

Secretary

Christine Ruemenapp, Recording Secretary _____

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