

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 20, 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, Debbie Lipps-Carbone.

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 Macker to approve the April 15, 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 Member Stevens, supported by Member Page to approve the agenda as submitted.

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

Nays: None.

Abstain: None.

Motion carried.

COMMUNICATIONS

None.

DISCUSSION FROM THE FLOOR

None.

PUBLIC HEARING

A) JEREMY AUTOMOTIVE & SALES

Planner Arroyo's comments submitted to Planning Commission prior to meeting in writing. Planner Arroyo reviewed the comments submitted to the Planning Commission, indicating it's a special land use and site plan review before the Planning Commission this evening which entails auto repair, used auto sales, auto auction, auto detailing and flea market. Surrounding property zoned B2 and R1. Planning Commission imposed specific conditions on site in March 1990 to be adhered to. Planning Commission requested more information regarding hazardous materials. Planner Arroyo listed possible conditions to assist in addressing what essentially is the two new special land uses.

Mr. Griffith addressed the west side of the property entailing the 109' stretch, indicating there is a lot of trees. Mr. Griffith indicated the different sizing of the berm and trees, as well as the location of the porta-john will be modified as required. Used oil and fluids will be disposed of by a licensed hauler. Currently there is dense woods where the property adjoins residential area.

Chairman Reeve asked Supervisor Ruemenapp to address whether the property in the vicinity will be platted in the future; all those trees can be taken out and developed. Chairman Reeve stated if someone comes in and clear cuts the adjoining property and puts a subdivision in this property would be exposed beyond their control. Supervisor Ruemenapp indicated that whoever buys the property would look at the existing properties prior to development. Planner Arroyo indicated there are trees on the property line of this property.

Chairman Reeve verified with Mr. Griffith that there won't be any wrecks or recovered vehicles on site and requested that the site plan review and special land use request indicate a state-approved hazardous waste hauler to be designated as removing hazardous waste as opposed to a specific company. Chairman Reeve requested delineated sites for the vendors and a dedicated thorough way so they can get EMS back there in case of emergencies during flea markets. Mr. Griffith said parking

would be in the front and the flea market in the back with a main gate for people to enter the area and a pathway to get back to that area for vehicles.

A motion was made by Member Pankiewicz, supported by Member Goulston to open the public hearing on Jeremy Automotive & Sales at 7:20 p.m.

Supervisor Ruemenapp requested verification on whether Jeremy Griffith is clear on what he has to change on the existing plan in order to comply with what's being required, screening, relocation of the Porta-a-John, etc. Planner Arroyo indicated they have to make the changes, increase the berm, etc., and resubmit four copies of their plan. Supervisor Ruemenapp suggested the Planning Commission may want to consider a conditional approval.

A motion was made by Member Stevens, supported by Member Baumgarten to close the public hearing on Jeremy Automotive & Sales at 7:21 p.m.

Member Macker indicated the Planning Commission is clear on what they need to do and doesn't feel it's too monumental as far as changing the landscaping and that Chairman Reeve's suggestion regarding a public access is a good suggestion. Chairman Reeve indicated that their plan regarding hazardous material handling meets DEQ requirements.

Planner Arroyo suggested the Planning Commission could approve the site plan review and special land use with the conditions outlined, subject to administrative review for approval.

A motion was made by Member Macker, supported by Member Goulston to conditionally approve the special land use and site plan submitted by Jeremy Automotive & Sales subject to the requested items outlined such as relocation of the Port-a-John, modification of the berm and addition of trees, as well as adding an emergency access to the back of the property.

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

Nays: None.

Abstain: None.

Motion carried.

Supervisor Ruemenapp indicated to Mr. Griffith that when he gets the changes made, bring four sets of plans into the office for Planner Arroyo to review, and subsequently get approval from Planner Arroyo and Chairman Reeve.

UNFINISHED BUSINESS

None

NEW BUSINESS

A) DISCUSSION ON KENNELS

Supervisor Ruemenapp indicated there is a township resident that has seven acres of property and a lot of dogs. Supervisor Ruemenapp discussed this matter with the township's attorney and received information that the township's current ordinance would not put the township on strong footing if challenged. Supervisor Ruemenapp is requesting that the Planning Commission review the current ordinance, as well as townships within Casco's vicinity. Supervisor Ruemenapp provided existing ordinances from other townships to the Planning Commission. Differences between private and commercial kennels were discussed. A commercial kennel is one that includes boarding, training and breeding, and a private kennel is someone owning their own personal dogs. Supervisor Ruemenapp is requesting the Planning Commission focus on commercial kennels.

Member Stevens inquired if a kennel would fall into a home occupation. Supervisor Ruemenapp said the current ordinance indicates 20 acres is necessary, which is a big parcel of property and there are no requirement on setbacks. Member Stevens indicated he would like the Planning Commission to look at setbacks, noise containment and waste removal. Supervisor Ruemenapp suggested the Planning Commission also consider dogs being housed indoors at night. Chairman Reeve would also like construction of the building to be considered if dogs are required to be housed indoors at night.

Debbie Lipps-Carbone currently has a business on the corner of Rattle Run and Gratiot in St. Clair Township in the old Chic's Roadhouse building since November of 2012 that caters to pampered pets. It's a doggy play care, grooming, boarding. Ms. Lipps-Carbone has a commercial kennel license issued

by the county which allows her to kennel 5-20 dogs. Ms. Lipps-Carbone lives on the corner of Palms and Lindsey Road and would like to move her business to her residence in approx. a year. At her current location no dogs are kept outside, people drop off dogs and pick them up at the end of the day. Dog waste is professionally removed weekly from her current location. Shade has to be provided for the dogs per the county requirements.

Planner Arroyo will review what's submitted and bring back a proposal. Chairman Reeve said his understanding from past reading that septic tanks are not an appropriate mechanism for waste storage/removal for dogs. Planner Arroyo will prepare something for next month.

PLANNER'S REPORT

Planner Arroyo passed out a newsletter highlighting things impacting planning. Planner Arroyo reported that the aged population is increasing, youth population decreasing. Fertility rate in 2012 was the lowest since 1909, which has implications for land use. Housing market shifts discussed in the newsletter. Trends and demand in real estate market is smaller lots, multi-family units. Students are graduating with large student debt and not able to get home loans. Suburbs are over supplied and under demolished. There is current office space that will never be filled which should be demolished or repurposed. Projection is reduced need for office space, reduced number of government jobs. Trend is co-working spaces, collaborating spaces, small offices. Personal savings of population is going up. Households lost 25% of net worth during the recession. Population is paying down debt and savings and not refueling the economy. Fast food breakfast sales are up with more people dining out, but less client-related dining. Divorce rates are down. Inventory in stores are down and trend towards low inventory and products will be sent to buyers via mail or drones.

GAAMPS has new regulations from the state which is throwing control back to the local government. The State has added a fourth category, areas that may not be considered appropriate for livestock under GAAMPS where there are 13 homes within 1/8th of a mile. Summary from MSU Extension passed out to the Planning Commission. The Planning Commission may be addressing zoning modifications regarding this in the future. State punted on smaller type operations and gave local government more control.

REPORT FROM COMMITTEES

Members of the committee went to the emergency management breakfast.

ADJOURNMENT

A motion was made by Member Baumgarten, supported by Member Goulston to adjourn at 8:21 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, June 17, 2014 at the Casco Township Hall, 4512 Meldrum Road.

Wayne

Baumgarten,

Secretary

Christine

Ruemenapp,

Recording

Secretary