

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 15, 2014

Present Members: Eric Reeve, Stan Pankiewicz, Joe Stevens, Sue Macker, Cynthia Goulston.

Absent: Denise Page.

Also Present: Supervisor Ruemenapp, Planner Rod Arroyo, Wayne Baumgarten, Debbie Lipps-Carbone, Derek and Nicole Rose.

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 Pankiewicz, supported by Member Goulston to approve the June 17, 2014 minutes.

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

Nays: None.

Abstain: None.

Motion carried.

APPROVAL OF AGENDA

A request was made by Chairman Reeve to move up item 9(A) behind item 7, Public Hearing, and add (B) under 9 for Planning Commission Secretary for discussion. A motion was made by Member Macker, supported by Member Pankiewicz to approve the agenda as amended by Chairman Reeve.

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

Nays: None.

Abstain: None.

Motion carried.

COMMUNICATIONS

None.

DISCUSSION FROM THE FLOOR

None.

PUBLIC HEARING

None.

NEW BUSINESS

A) DNR CUSTOMS

Chairman Reeve stated that he will be withdrawing from any discussion and/or votes on this matter because he has had previous business dealings with Mr. Rose. Meeting turned over to Vice Chairman Pankiewicz.

Derek Rose from DNR Customs present and talked about his business that does diesel performance and repair work. Mr. Rose has leased the business previously leased by Mr. Clausen. There are plans existing from when Mr. Clausen used the building. The building does not have bathrooms. Currently Mr. Rose has contractors coming to the facility and giving estimates on plumbing matters to add restrooms for several employees that he has. Mr. Rose would like to use the restrooms of an adjoining property owner, Mr. Kammer, until he's able to complete the addition of bathrooms in the building. Currently Mr. Rose is working from his residence and a property in Marysville. Mr. Rose plans to begin operations out of the building on August 1st, with additions completed by August 30th.

Vice Chairman Pankiewicz asked about storage of hazardous or flammable material in the building. Mr. Rose indicated new oil is stored on a trolley inside the building in a sealed drum, with waste oil stored outside. Discussion held about containers for hazardous material and what are the state requirements. Member Macker inquired about the containers that the oil is stored, which are sealed drums.

Planner Arroyo indicated that oil should be stored inside unless Mr. Rose provides documentation that it can be stored outside. On request, Chairman Reeve opined that oil is to be stored indoors due to corrosion, water contamination, and with bonded containers due to NFPA fire codes and state MDEQ waste regulations. Planner Arroyo inquired what else would be stored outside and Mr. Rose indicated broken trucks, between 5-8, in the fenced area behind the building which is not visible from the roadway.

Member Stevens indicated he was concerned about the lack of restrooms and that the Planning Commission has approved requests in the past and businesses have not followed through with promises made. Supervisor Ruemenapp indicated this could be approved on a contingent basis, pending bathrooms being installed, along with the proper storage of oil. Member Stevens was assured that the building inspector would be involved with any permits relating to plumbing or electrical modifications that need to be made.

Planner Arroyo confirmed with Mr. Rose that the bathrooms would be complete by August 30, 2014. Mr. Rose agreed and listed the work that he's undertaken in the last two weeks. Member Macker expressed concerns that the landlord would not complete the required additions, but Mr. Rose indicated that he plans to make the modifications and make those offsets with the owner in the future, and expressed his motivation to adhere to any requirements.

A motion was made by Member Goulston, supported by Member Stevens to approve a zoning compliance permit requested by DNR Customs on the contingency that DNR Customs meets the deadline of August 30, 2014 for the restroom addition, and the requirements that all storage behind the building take place in the fenced area which is not visible by the roadway, obtain all required building permits as necessary to make any required building modifications such as electrical and plumbing and comply with state regulations on the storage of hazardous materials.

Ayes: Members Pankiewicz, Stevens, Macker, Goulston.

Nays: None.

Abstain: Chairman Reeve.

Motion carried.

Chairman Reeve suggested to Mr. Rose that he speak to his oil disposal company on proper storage, what's legal and get documentation to find out what they can do, including an EPA Waste ID number.

B) PLANNING COMMISSION SECRETARY

Chairman Reeve suggested that Member Page may be interested in the duties of the secretary, but he's been unable to speak to her. Member Stevens asked that this matter be tabled until the August meeting and have Chairman Reeve fill in for those duties in the meantime.

UNFINISHED BUSINESS

A) DISCUSSION OF KENNELS

A copy of the draft ordinance was provided to the Planning Commission and presented by Planner Arroyo. Planner Arroyo reviewed the draft ordinance and highlighted the changes that were requested at the June Planning Commission Meeting, such as reducing the minimum acres from 20 acres to five acres.

Discussion held regarding kennels located in the side yard and rear yard, attempts to reduce barking dogs by locating kennels in the rear yard. Planner Arroyo indicated that dog runs are to be obscured/screened. Member Macker suggested that depending on the piece of property by limiting side yard kennels it could eliminate the ability to have a kennel. Planner Arroyo suggested side yard kennels could require fencing and landscaping to screen the kennel. Member Goulston asked that language regarding screening and/or shrubbery on side yard kennels be added, and Planner Arroyo indicated he would make that amendment.

Discussion held regarding holding a public hearing on this draft ordinance in August or September. Debbie Lipps-Carbone plans to move her dog play care business to her

residence located on the corner of Lindsey and Palms Roads very soon. Ms. Lipps-Carbone indicated she will have a six foot fence that is obscured and she's zoned Ag. Planner Arroyo indicated that no decisions or recommendations can be made regarding her proposal without a site plan, but the draft ordinance would require the fencing she's suggesting.

Supervisor Ruemenapp believes that Mr. Evans will be bringing in a site plan for the August Planning Commission; that his engineer, Mr. Monte, has been advised that must be submitted by August 4th to be put on the agenda.

A motion was made by Member Stevens, supported by Member Goulston to set a public hearing for the Amendment to the Casco Township Kennel Ordinance 30-89, Section 8.03 for the August 19, 2014 Planning Commission meeting.

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

Nays: None.

Abstain: None.

Motion carried.

PLANNER'S REPORT

None.

REPORT FROM COMMITTEES

None.

ADJOURNMENT

A motion was made by Member Goulston, supported by Member Stevens to adjourn at 7:58 p.m.

Ayes: Members Pankiewicz, Reeve, Stevens, 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, August 19, 2014 at the Casco Township Hall, 4512 Meldrum Road.

Eric Reeve, Chairman _____

Christine Ruemenapp, Recording Secretary _____



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