

MINUTES  
CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, AUGUST 19, 2014

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

Also Present: Supervisor Ruemenapp, Planner Rod Arroyo, Debbie Lipps-Carbone, Wallace Evans, John Monte, Adam Janusch.

1. CALL TO ORDER

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

2. THE PLEDGE TO THE FLAG

The Pledge to the flag was recited.

3. APPROVAL OF MINUTES

A motion was made by Member Stevens, supported by Member Goulston to approve the July 15, 2014 minutes as submitted.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

A motion was made by Member Stevens, supported by Member Macker to approve agenda as submitted.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Member Stevens reported that the Casco Township Board appointed a new Planning Commission member, Keith Teltow. Member Teltow introduced himself, lives on Meisner Road and has been a resident of Casco for a number of years. Member Teltow graduated from Anchor Bay High School and has a degree in architecture.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

A) PROPOSED DRAFT ORDINANCE 30, SECTION 8.03 - DOG KENNEL ORDINANCE

Chairman Reeve opened the Public Hearing at 7:03 p.m.

Supervisor Ruemenapp spoke regarding the added language under #3, concerns regarding solid fencing and the application.

Debbie Lipps-Carbone spoke regarding the proposed Draft Ordinance 30, Section 8.03. Ms. Lipp-Carbone doesn't feel the shrubs would be necessary and an unnecessary expense. Discussion was held regarding the necessity and requirements for shrubs. Planner Arroyo felt the primary reason for the required

Ms. Lipps-Carbone asked for clarification regarding what a corner lot would require. Planner Arroyo said on a corner you have basically two front yards, where dog pens and runs should be located in a side or rear yard, as long as the run starts at the rear of the house you don't have to put the shrubs in, it won't be in the side yard anymore. Must meet the setbacks as if it's two fronts, but you end up with one rear yard and one side yard.

Ms. Lipps-Carbone indicated she was surprised it indicates 10:00 p.m. Supervisor Ruemenapp stated the Planning Commission reviewed sample ordinances and some were 8:00 p.m. and some were 10:00 p.m. Planning Commission felt you cannot be too constraining if people are putting their dogs out for exercise before bed or people won't comply with the ordinance. Member Goulston stated if the time is 8:00 p.m. it's too long for the dogs to be in the house and supports 10:00 p.m.

A motion was made by Member Stevens, supported by Member Pankiewicz to close the public meeting at 7:22 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

Member Stevens asked for clarification regarding application of shrubs in commercial or business zones. Planner Arroyo indicated screening would be required in parking lot areas. Discussion held regarding fencing requirements, what constitutes a fence that can't be seen through. Planner Arroyo indicated the fence is to be made of solid wood or plastic fence of a certain height, composite, or other similar material approved by the Planning Commission with a height of 4' or 6'.

A motion was made by Member Page, supported by Member Goulston to amend Draft Ordinance 30, Section 8.03 and add the proposed language which includes under paragraph 3, first line at the end after the phrase "if enclosed run is located in the side yard" in B1 and B2 districts.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Page, supported by Member Stevens to amend Draft Ordinance 30, Section 8.03, item 4, to specify that fencing shall be a minimum of 6' in height and shall be comprised of pressured treated wood, plastic, composite or other material as determined by the Planning Commission.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Stevens, supported by Member Goulston to recommend approval of Draft Ordinance 30, Section 8.03 as amended.

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

Nays: None.

Abstain: None.

Motion carried.



declined to serve. Member Stevens withdrew his motion.

A motion was made by Member Macker, supported by Member Page to appoint Member Stevens as the secretary of the Casco Township Planning Commission.

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

Nays: None.

Abstain: None.

Motion carried.

9. NEW BUSINESS

A) NORTHPOINTE STORAGE SITE PLAN REVIEW

Northpointe Storage received Planner Arroyo's comments. Planner Arroyo indicated in the August 6<sup>th</sup> letter that an application has been before the Planning Commission previously. This site previously was approved, latest plans stamped in 2007. This site is zoned industrial, storage usage, outdoor and rear storage associated with a contractor's yard. There is some discrepancy in terms of the size of acreage, whether it's 29 or 21 acres, and applicant can address that in his update. The proposed building is internal to the site and not visible to the roadway. The parcel I.D. is not indicated, with differences in dimensions from the previous stamped plan. Exterior lighting is to match the existing lighting. The electronic sign that is currently there is changing more excessively than ordinance allows and should be brought into compliance. Parking requirements have been addressed. Planner Arroyo has identified differences from the stamped plan and the plan before the commission to review tonight. Fire lane has different dimensions, and the fence is in a different location. RV's stored and parked in the front discussed. In order to have outdoor storage there are specific requirements and must be screened from public view. A buffer is required for industrial use that's facing a roadway. Current site has trees that have died off and they are visible from the roadway and additional screening needed and fencing requirement necessary for the outdoor storage. Additional landscaping needs to be shown on the plans. Planner Arroyo has issues with the scale of the elevation on the drawings, but that's a minor issue.

Further, Planner Arroyo notes on the approved plan it dealt with Midway Supply area and that doesn't appear on the new plan and also notes outdoor storage was on the stamped plan and that's not on this plan as submitted and that should be added to this plan to make it consistent with the previously approved plan.

John Monte from Project Control Engineering made changes to the plan and passed out amendments which he believes addresses Planner Arroyo's comments which he received prior to the meeting. The original plan was submitted seven years ago. There were a couple of parcels involved and they have since been joined and there is one parcel I.D. The electronic sign will be in compliance with the township regulations. The speed in the change was every 9 seconds, has been changed to every 30 seconds which brings it into compliance. Several items under 11, width of driveways have been changed and the exact dimensions have been indicated on the drawing. Midway Supply had been at this site for a few years, but has now left, and is now leased to an RV sales company which has the majority of its sales internet based. That site is primarily used for people to come in and finalize transactions. Mr. Monte brought the changes tonight and Planner Arroyo hasn't had the opportunity to review them, but the parties would like to move this along as soon as possible.

Chairman Reeve inquired whether the parties have a survey reflecting the description and acreage. Chairman Reeve also inquired whether the storage of the RV's restricts access for emergency vehicles. Mr. Evans met with Mike Holt, Ira Twp. Fire Chief, in 2007 and reviewed the plan and Mr. Holt had no concerns.

current wrought iron fence and possibly making it taller. Discussion held regarding sales of RV's on the corner of the property and what requirements are necessary to bring that into compliance. Mr. Evans discussed the RV business, that nine out of 10 motorhomes are sold over the internet. Member Stevens stated that the township must uphold ordinances. Planner Arroyo outlined if they wish to have RV sales at that site a special land use is required, the area in the front that's used is currently gravel and that would have to be paved to become a sales lot. Currently RV's are parked behind the fence in the front and discussion was held regarding moving them to the back of the property. Planner Arroyo indicated they have options, put up an obscuring fence and store RV's in the front behind the fence, or pave the area for RV sales.

Mr. Evans and Mr. Janusch discussed the cost of the current fence and their desire to maintain the current aesthetics of the fence. Member Teltow discussed with the parties modifying the current fence to make it comply with the ordinance of 8' tall, such as attaching architectural elements to make it look ornate. Chairman Reeve clarified with the parties that in order to maintain what they're doing they need to fix the fence to bring it into compliance or pave a lot.

Northpointe Storage will have to make modifications to the proposed plan and add additional plantings, as well as plant additional trees to conform to a Type C buffer. Supervisor Ruemenapp gave the parties a copy of landscape ordinance.

Mr. Evans discussed the RV sales business, that they primarily keep RV's out front to alert the public driving by that they can store their RV's there since the RV storage is not visible to the roadway, and that most of their RV sales are internet-based. Mr. Evans indicated the RV's parked out front are marketing tools. Mr. Evans discussed the business, established in 2007 and that they were able to survive the recession. Mr. Evans indicated that he has RV storage customers that will pay a premium to have their RV's stored in the front for security purposes, but agreed that they're willing to forego storage of RV's in the front of the business.

Mr. Monte clarified that they are to remove the RV storage visible to the roadway, bring the landscaping into compliance, as well as modify the driveway in order to get site plan approval. Mr. Monte clarified that if they decide in the future to resume RV storage visible to the roadway that they would have to apply for special land use and fulfill requirements under that use.

Mr. Evans indicated that RV's come in, sit there for 2-3 days until they're relocated to the rear of the property. Chairman Reeve indicated RV's have been stored visible to the roadway for an extended period of time, sometimes several months. Mr. Evans indicated they had a sign up at one time and was asked to remove that and they did. Mr. Evans agreed to remove the RV's visible to the roadway and would determine if visibility is critical to that business and make their business decisions for the future knowing what is required.

Member Teltow asked the parties to review this revised site plan with the fire marshal one more time, as well as the St. Clair County Drain Commission, and request a letter from the Drain Commission after review.

Chairman Reeve verified with Mr. Evans and Mr. Janusch that oil changes are not taking place on site by storage customers. Mr. Evans indicated that's never been a problem there, only very minor maintenance of vehicles takes place on site, such as replacing a jack.



A motion was made by Member Macker, supported by Member Goulston to approve the Project Control Engineering amended site plan provided that all of the provisions that were listed by Planner Arroyo are in fact addressed to what Planner Arroyo feels is an acceptable level based on the August 19<sup>th</sup> submittal, as well as based on the August 6<sup>th</sup> letter.

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

Nays: None.

Abstain: None.

Motion carried.

Supervisor Ruemenapp clarified with Mr. Monte that until they are given administrative approval they cannot get a building permit.

10. PLANNER'S REPORT.

No report.

11. REPORT FROM COMMITTEES

Supervisor Ruemenapp handed out updated pages to the ordinance book. These aren't on the website yet.

12. ADJOURNMENT

A motion was made by Member Stevens, supported by Member Teltow to adjourn at 8:36 p.m.

Ayes: Members Teltow, 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, September 16, 2014 at the Casco Township Hall, 4512 Meldrum Road.

Joe Stevens, Secretary



Christine Ruemenapp, Recording Secretary

