

Draft MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 21, 2015

Present Members: Keith Teltow, Stan Pankiewicz, Joe Stevens, Sue Macker, Cynthia Goulston.

Absent: Eric Reeve, Denise Page.

Also Present: Supervisor Ruemenapp, Planner Rod Arroyo, John Monte, Wayne Baumgartner, Syl Ringle, Adam Janusch, Cheryl Trombly.

1. CALL TO ORDER
The meeting was called to order at 7:00 p.m. by Vice Chairperson Pankiewicz.
2. THE PLEDGE TO THE FLAG
The Pledge to the flag was recited.
3. APPROVAL OF MINUTES
A motion was made by Member Macker, supported by Member Stevens to approve the June 16, 2015 minutes as presented.
Ayes: Members Pankiewicz, Stevens, Goulston, Teltow, Macker.
Nays: None.
Abstain: None.
Motion carried.
4. APPROVAL OF AGENDA
A motion was made by Member Stevens, supported by Member Macker to approve the agenda as submitted.
Ayes: Members Pankiewicz, Stevens, Goulston, Teltow, Macker.
Nays: None.
Abstain: None.
Motion carried.
5. COMMUNICATIONS
None.
6. DISCUSSION FROM THE FLOOR
None.
7. PUBLIC HEARING
 - a) NORTHPOINTE STORAGE
Motion was made by Member Teltow, supported by Member Goulston to open the public hearing at 7:03 p.m.
Ayes: Members Pankiewicz, Stevens, Goulston, Teltow, Macker.
Nays: None.
Abstain: None.
Motion carried.

Planner Arroyo did a brief overview of his June 30th letter stating this is an existing facility of Northpointe Storage and the request is for three new storage buildings, adding 17,100 sq. feet. Planning to add five concrete display pads for outdoor display of RV equipment, add additional landscaping. Formerly Midwest Supply has been functioning as RV sales. This is zoned industrial. Currently there are buildings of 63,237 sq. feet of storage and with the proposed expansion it will bring it to 80,300 sq. feet. They plan to match exterior lighting, no new sign. Buildings meet proposed setbacks. Proposal meets parking requirements. New spaces in an area that seems to be separate and they will have access to those when needed. Type C buffers provided along Marine City Highway. There is a provision in Section 16 that deals with open storage of equipment and it requires screening. Applicant is proposing a berm along Bethuy Road and vegetation goes along with that, and this is a heavily vegetative area along the front. Can consider existing vegetation and whether or not it's equivalent to screening that's required. Discuss with applicant potential of preserving existing vegetation, any gaps to be supplemented. That may be a more effective screen than tearing vegetation out and cost effective for the applicant. Appears from the plan it's going to be fenced in a similar manner, but want to make sure that gets added. Building height meets requirements. Requiring some discussion is pads for the RV sales, it appears they're concrete pads in the middle of an area that's grassed and talk about how it's going to be accessed and frequency of use. Talk to applicant about drainage, and want to make sure overall drainage system meets needs of overall site.

John Monte, Project Control Engineering, stated the area of the display pads will be gravel, no lawn in that area, and that's behind the fence now and is currently gravel now. The fence would be 6' high chain link fence. Fence is needed for security and will make it similar to what's there now. Natural vegetation along Bethuy Road would like to be maintained and makes sense. Mr. Monte brought a copy of the drainage plan for Bill Ruemenapp. It's a large site, large detention pond onsite currently. Parking relates to the storage yard, there is an area that can be used for parking for mini storage and it's open all day during business hours for access. Parking is used for storage and Precision Landscaping.

Syl Ringel stated he lives across the road and inquired as to access on Bethuy Road, as well as any berm. He prefers the natural vegetation currently there over anything else. Mr. Monte stated there is no planned access to the site from Bethuy.

Cheryl Trombly stated her house abuts against this property and inquired about the fence. Mr. Monte stated the fence would continue west and existing trees will remain and drainage will be better.

Supervisor Ruemenapp inquired whether they plan on building all three of these buildings within a year. Mr. Janusch stated right now they're ready to build two as the first phase, with the third one next year. Planner Arroyo stated the applicant has one year to commence construction or they have to come back. Supervisor Ruemenapp clarified what they're asking for in the special land use is display and sales of RV vehicles and stated that needs to be stipulated so it's not a blanket to sell everything you want. Since it doesn't have to be tied to Michigan RV sales for approval, you have the right to sell RV's on your site and use the current office for the sales office. Mr. Janusch stated that Michigan RV is a tenant and this is the same operation, concrete pads will be used by Michigan RV. John Monte noted on the plans this was for RV sales only.

Cheryl Trombly inquired as to the lighting. Syl Ringle stated in the winter months the lights from this site shine into their home.

John Monte said the plans show no additional lighting, and they would look at modifying the existing lighting to shield it from the neighbors. Planner Arroyo said if they plan to modify the existing lighting they submit a stamping set for final stamping and show them coming off if they're going to make modifications to direct them from the neighbors.

A motion was made by Member Stevens, supported by Member Goulston to close the Public Hearing at 7:23 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

Member Stevens inquired as to the nature of the storage lot, there being a lot of parking places. Mr. Janusch stated their plan is to stay with boats, RV's, out of season vehicles, with no plans to start storing contractor equipment or industrial equipment. Currently their demand is for storage for RV's.

Member Macker inquired as to the exterior lighting. Mr. Monte stated existing lighting is on the mini storage buildings, mounted on the building, with larger lights in the storage yard that affect the neighbors.

Member Teltow requested that the applicant conduct a photometric study. Member Teltow inquired as to why they're not cementing the entire front storage area where the five concrete pads are proposed. Mr. Janusch stated that they didn't feel it was cost effective to cement the entire area after looking at the cost of cement. Member Teltow stated he has no objection if they choose to make that area solid concrete. Member Teltow inquired as to whether the proposed plan has been reviewed by the fire marshal, and requested that that be done.

Planner Arroyo stated the 6' fence is a security fence and with the additional vegetation they meet all requirements.

Member Teltow inquired about outlet overflow for any drainage and Planner Arroyo confirmed that the overflow is back to Marine City Highway. Member Teltow stated that he would be requesting a cash bond to make sure that this project is completed.

Member Stevens stated he would like the motion to include the special land use approval, display and sales of RV vehicles, a photometric plan to be approved by Planner Arroyo, include the Planning Commission accepting existing vegetation along Bethuy with supplemental evergreen and deciduous plantings to fill in the gaps to achieve what the ordinance requires. Either provide the pads as shown or pave that 20' wide area in the front, depending upon their analysis. Review of the site plan by the fire marshal. Request a performance guarantee for the landscape, per the ordinance. Bond is determined by submitting a cost estimate for all landscape and site improvements and the ordinance states 10%. If they request an occupancy permit prior to completion, whatever remains to be planted there is a requirement of 100% bond.

A motion was made by Member Goulston, supported by Member Teltow to approve the special land use and site plan review provided that the concrete pad area in front will be for display of RV's only, with the sales office, submission of a photometric plan along with any changes in lighting, acceptance of existing vegetation along Bethuy Road with supplemental plantings, provide either concrete pads as proposed on the plan or pave the entire 20' wide front area for RV sales, review of site plan by Ira Township Fire Department and posting financial guarantees per the ordinance, subject to review by Planner Arroyo as a stamping set.

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

Nays: None.

Abstain: None.

Motion carried.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS
None.

10. PLANNER'S REPORT
No report.

11. REPORT FROM COMMITTEES
Vice Chairman Pankiewicz stated the ZBA met on July 9th. Member Stevens stated the township has reviewed an initial set of plans for the expansion of the township hall and they're waiting on revisions from the architect.

12. ADJOURNMENT
A motion was made by Member Stevens, supported by Member Teltow to adjourn at 7:52 p.m.
Ayes: Members Pankiewicz, Stevens, Goulston, Teltow, 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 18, 2015 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____