

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 15, 2015

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

Also Present: Supervisor Ruemenapp, Planner Rod Arroyo, Liz Ceto, James Finney, Jerry Caporuscio.

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 Macker, supported by Member Page to approve the July 21, 2015 minutes as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

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

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Chairman Reeve presented a letter from the State regarding subject matter of tonight pertaining to child care, will address later in the meeting. Member Stevens extended an invitation on behalf of S.C.C. Economic Development for a meeting in collaboration with SEMCOG.

6. DISCUSSION FROM THE FLOOR

Jerry Caporuscio and James Finney questioned the zoning of Mr. Caporuscio's five-acre parcel at the end of Americana Mobile Home Park. Supervisor Ruemenapp stated the township must have an area zoned mobile home park and that land is part of the township's mobile home zoning. The land was formerly zoned single dwelling farmland, but is currently zoned mobile home park.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

a) SITE PLAN REVIEW – DAY CARE GROUP HOME

Planner Arroyo stated he received an application for a group day care home on 5540 Church Road and this is generally treated as a special land use. Family day care is six or fewer youth, group day care is 7-12 youth. There are regulations which state it shall be issued a special land use permit if applicant meets requirements. State has taken away some authority, and it has to be approved as a special land use if it meets the criteria. Need to set a public hearing for a special land use for next month. Planner Arroyo recommends an inquiry be made of the applicant about parking, how many customers come there and how do they park. Primary use of this property is single family home.

Elizabeth Ceto has had a licensed home day care since 1983. She runs into overflow problem with school age children the two weeks prior to school starting by watching teachers' children. In order to handle the overflow she needs to be classified as a day care group home. She's had no violations in 20+ years of being licensed and she's operated at this address since 2000. The bottom level of her home is used for daycare, operating from 6:45 a.m. to 5:00 p.m. There are no other employees except Liz and her husband. She would have no more than 10 children at one time. At this time she has five children daily from three different families.

Member Goulston stated the home is set back far from the road. There is a cement driveway 200' and off to the left it accommodates five cars in a row. Rarely have two parents at a time dropping off or picking up. Driveway is two lanes wide. No signage at the road currently or planned. Member Teltow drove by the property and there are ponds in the area. The State does not require a fence, this is a group daycare home, licensed differently from a nursery school or daycare center which are commercial operations.

Association for Child Development does three unannounced visits and one announced visit annually at Ms. Ceto's home. State of Michigan does one onsite visit annually. The State does a fire drill, must be able to get the children out of the home within three minutes. All hazardous materials must be locked. Barn is not designated as part of the daycare.

A motion was made by Member Goulston, supported by Member Pankiewicz to set a public hearing for Tuesday, October 20, 2015.

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

Nays: None.

Abstain: None.

Motion carried.

Supervisor Ruemenapp requested that Ms. Ceto update her site plan and show the play area and that will be distributed prior to the public hearing.

10. PLANNER'S REPORT

Michigan Association of Planning is having their state conference in Detroit this year, October 7-9, encouraged to attend. Rod Arroyo will be presenting a session on what you can learn about planning from football.

11. REPORT FROM COMMITTEES

Supervisor Ruemenapp reported there's a consensus on what they want to do on the addition to the township hall and are currently waiting for drawings from the architect. Chairman Reeve doesn't plan to be at the November and December meetings.

A resident will be seeking a variance requesting to erect accessory building in the front of his home. The home is 800' off the road.

12. ADJOURNMENT

A motion was made by Member Teltow, supported by Member Pankiewicz to adjourn at 7:38 p.m.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, 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, October 20, 2015 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____