

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 20, 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 and Larry Ceto.

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 September 15, 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 Page, supported by Member Pankiewicz to approve the agenda as submitted.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

a) DAY CARE GROUP HOME

Planner Arroyo presented an overview of the request. There is a provision in Michigan Zoning Enabling Act specifically dealing with day care group homes. Matters are addressed in the letter, property zoned agriculture, previously used as a family daycare and this would increase the potential number of children up to 12.

A motion was made by Member Pankiewicz, supported by Member Page to open a Public Hearing at 7:08 p.m.

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

Nays: None.
Abstain: None.
Motion carried.

Member Stevens inquired as to the age of children to be at the daycare group home, and historically the children they currently service are 10 and under. Member Teltow expressed concern over nearby ponds in the neighborhood. State requires two people for every six children supervising and the State has mandated ratios for daycare. Member Stevens inquired whether or not having an offsite employee would be in conflict with the Township's home occupation ordinance. Planner Arroyo indicated that daycares are a unique entity, and this home has sufficient onsite parking. Chairman Reeve asked if they had a Plan B if one of the owners cannot be present when they have more than six children on site and additional caregivers are required and Ms. Ceto indicated they have a 15-year old neighbor that they can call upon to help out.

A motion was made by Member Page, supported by Member Goulston to close the Public Hearing at 7:14 p.m.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow, Macker.
Nays: None.
Abstain: None.
Motion carried.

A motion was made by Member Pankiewicz, supported by Member Page to approve the Day Care Group Home with a Special Land Use.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow, Macker.
Nays: None.
Abstain: None.
Motion carried.

Planner Arroyo indicated they would get the permit together there's a form that needs to be signed for the State.

8. UNFINISHED BUSINESS
None.

9. NEW BUSINESS

a) REZONING APPLICATION – McFADDEN PROPERTY

Packets were received by all Planning Commissioners. Chairman Reeve provided a flow chart regarding the rezoning process.

Supervisor Ruemenapp indicated the Consent Judgment was extinguished and no longer in effect. Left language in there that rules out adult book stores, etc. Mr. McFadden has been working with the township in an effort to have this resolved so he can sell the 15 acre parcel. Supervisor Ruemenapp spoke about some of the conditions put on at the time of the Consent Judgment and that the conditions continue as a part of the rezoning process. Supervisor Ruemenapp will talk to Mr. Dloski and seek his recommendation.

Member Stevens indicated a date needs to be set for a Public Hearing.

A motion was made by Member Stevens, supported by Member Goulston to conduct a Public Hearing on the Rezoning of the McFadden Property at the Tuesday, November 17, 2015 meeting.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow, Macker.
Nays: None.
Abstain: None.

Motion carried.

Planner Arroyo indicated a Public Hearing will be held in November and then a recommendation would be made to the Township Board. The Township Board recommendation then goes to the Metropolitan Planning Commission for review. This is considered to be an amendment of the zoning ordinance. The County makes a recommendation and then goes to the Township Board for final action. If approved, it becomes effective seven days after the notice is published in the paper.

Member Teltow asked if there would be stipulations remaining with that parcel. Supervisor Ruemenapp indicated there is some now and it was agreed to at the time that it went to court to extinguish the Consent Judgment.

Planner Arroyo indicated the stipulation that was approved says that any use in a B2 district can be permitted except for pawn brokers, adult book stores, adult motion picture theatres, adult massage parlors and cabarets. Planner Arroyo's recommendation is that since that's already in the agreement, because State law allows you to do conditional rezoning, suggesting that it be offered as a condition to the rezoning and it be an official part of the rezoning that those uses will not be onsite and that any other use permitted under B2 may be on site except for those uses.

b) DISCUSSION – ACCESSORY BUILDINGS IN FRONT OF PRIMARY RESIDENCE

Supervisor Ruemenapp indicated in 2006 the Planning Commission approved allowing accessory buildings in the front yard with a 660' setback and the Board did not agree and they didn't put it on the agenda and did not take action. Currently in the ordinance it says if someone visits you with a motor home a visitor permit is necessary which is good for 15 days. There has been one request over the years. Ira Township allows RV's as long as they're plated and operable. RV's are to be stored on the side or rear of the house, could change ordinance, enforce it or ignore it, and it hasn't been enforced unless it's blatantly an issue. OTR trucks and containers are not permitted as a permanent accessory building. Supervisor Ruemenapp would like this ordinance reviewed and proposals made.

Planner Arroyo indicated the setback should be looked at and discussed. Communities have had issues with motor homes becoming a permanent fixture. Currently no limit on number of motor homes in a yard. Time limit should be discussed. Containers should also be addressed and discussed, and aesthetics in a community. Chairman Reeve asked Supervisor Ruemenapp if the county has looked at regional zoning on some of these issues. Planner Arroyo indicated this is a local matter to be dealt with on a local basis.

Topic areas for consideration are RV's, accessory buildings, storage containers made from discarded truck trailers and shipping containers.

10. PLANNER'S REPORT

Planner Arroyo made a presentation at the Michigan Association of Planner's Conference in Detroit. One thing that needs to be looked at is the sign ordinance. A new Supreme Court case has reaffirmed and made the case stronger that a sign ordinance has to be completely content neutral, cannot regulate the content of a sign. It requires you to look at sign language differently and craft the language differently. Planner Arroyo said that the Township's sign language may need to be tweaked and he will report back more information in the coming months.

Member Page questioned if there is a maximum number of yard signs allowed on a parcel, and that matter would be covered in the sign ordinance.

11. REPORT FROM COMMITTEES

Member Teltow went to the SEMCOG committee meeting. Major concern is communities keeping their young residents within the community as they age and not having them move away. Communities are looking for solutions as a group. ZBA meeting will be held tomorrow.

12. ADJOURNMENT

A motion was made by Member Pankiewicz, supported by Member Goulston to adjourn at 7:49 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, November 17, 2015 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____