

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 17, 2015

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

Absent: Eric Reeve.

Also Present: Nicole Wilbert, Rebecca Dunn, Supervisor Ruemenapp, Planner Joe Tangari, Mark Autra, Mike Caira.

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 Goulston to approve the October 20, 2015 minutes as presented.

Ayes: Members Pankiewicz, 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 Goulston to approve the agenda as submitted.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

Ms. Wilbert and Ms. Dunn would like to establish a non-profit organization to assist the community in a supportive nature. They would be open Monday through Friday and Saturday in the front part of CCI Driveline, providing services in tutoring, consultation for school districts, consultation to businesses to promote team building, administrative type functions. Vice Chairman Pankiewicz asked how do you keep a non-profit going? Ms. Wilbert indicated they would be using funds from grant opportunities. Ms. Dunn works at ECSD and Ms. Wilbert is a social worker. The space to be occupied is approximately 2,500 sq. ft. Ms. Wilbert indicated no more than 3-5 cars in the parking lot at a time. Counseling or scheduled appointments may take place at the location.

Supervisor Ruemenapp indicated they brought their business plan tonight, a site plan is on file with the township, but the main question is the building is an industrial building and zoned industrial. Previous businesses didn't have a walk in business.

Planner Tangari confirmed they won't be making any changes to the site, this would be a re-occupancy. The main concern is whether parking is conducive to the occupant. Planner Tangari indicated if there is adequate parking it can be treated as a re-occupancy and could be issued a certificate of zoning compliance. Planner Tangari would like to look at the site plan and research this and bring back an answer in December.

Member Stevens asked about their office hours. Ms. Dunn indicated they would be open 3-6 p.m. Monday-Friday and Saturday 8 a.m. to noon.

Supervisor Ruemenapp suggested they contact the EDA. Member Teltow suggested they contact SEMCOG.

7. PUBLIC HEARING

a) REZONING – McFADDEN PROPERTY

Planner Tangari stated by initiation of the Township to rezone the McFadden property from Ag to Conditional B2 pursuant to a Consent Judgment, permitted uses would be mini storage, recreation vehicle storage, mobile home storage limited to not more than 50 mobile homes. Property wasn't rezoned due to legal action and there's a desire to extinguish the Consent Judgment. Dismissing Consent Judgment would open it up to other uses permitted in B2. Dismissal of Consent Judgment excludes sexually-oriented businesses. Township has agreed to handle the rezoning with consent of property owner. Parcels on County Line are B2 on zoning map and would extend that B2 zoning. A business generating high traffic flow is not foreseen by this rezoning, and this parcel is probably not conducive to a big box store. The size of the parcel is 15 acres. The Planning Commission may wish to recommend rezoning to the Township Board as proposed with the limitation on the uses as outlined in the Consent Judgment.

Supervisor Ruemenapp without water and sewer you're probably not going to get a big box store. It's a poor site to develop, noise from I-94 and two trailer parks. Ground around it to the north and east is Ag.

Planner Tangari indicated you always want a Consent Judgment off the books, makes things less complicated, and this would be a conditional rezoning.

A motion was made by Member Stevens, supported by Member Page to open the Public Hearing at 7:39 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

Mike Caira is the property owner to the south and asked about the likelihood of adding a parcel to the north which is more advantageous to a big box store and whether the Township would approve another adjoining parcel to be rezoned.

Planner Tangari explained with I-94 it limits the advancement and then you're moving into density residential.

Supervisor Ruemenapp said McFadden's parcel is 85 acres and anyone has a right to apply to rezone a parcel. Heavy trucks are a concern on the bypass road. County Line is all weather.

Mark Autra is a resident across the street and asked why it's not going back to Ag and is concerned about how it will affect his property across the street and what plan does the property owner have.

Supervisor Ruemenapp stated this is so the property can be sold, and it's unreasonable to charge taxes under rate for commercial property when their uses are so limited.

Mr. Caira talked about a potential of an office plaza or other acceptable use for the property, and discussion was held about him receiving notice of future actions in this matter and that he would be able to express his reasonable objections.

A motion was made by Member Page, supported by Member Goulston to close the Public Hearing at 7:50 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Macker, supported by Member Stevens to recommend approval of the rezoning of the McFadden property to B2 permitting businesses with the exception of pawn brokers, adult book stores, adult motion picture theaters, adult massage parlors and cabarets.

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

Nays: None.

Abstain: None.

Motion carried.

This will likely be set on the January Casco Township Board agenda and parties present are invited to attend that meeting to give more input.

8. UNFINISHED BUSINESS

a) DISCUSSION – ACCESSORY BUILDING IN FRONT OF PRIMARY RESIDENCE

Planner Tangari reviewed the local municipality requirements, and essentially it's permitted in the front of a primary residence as long as they're far off the road.

Supervisor Ruemenapp stated building behind the house is for aesthetics and not to hurt property values of your neighbor. Planning Commission approved one in 2006, but it never got to the Board. Supervisor Ruemenapp stated this could be advantageous if a house is 800' off a road, on the top of a hill, pond behind the house.

Member Stevens indicated this can't be a self created hardship, such as building to the rear of the property.

Member Teltow inquired as to what constitutes a building, and expressed his concern about accessory buildings that could be a pod, mobile trailer or hoop building.

Supervisor Ruemenapp stated the ZBA's interpretation is if it has four walls and a roof it's a building.

Planner Tangari stated a mobile home can be a temporary structure, storage in the rear yard, no provisions on materials. Travel trailers, mobile homes, etc. would have to be in the back yard.

Supervisor Ruemenapp indicated there could be a limitation of one detached building in the front yard. Some communities only allow two accessory buildings to the principle structure. Anything less

than 200 sq. ft. doesn't have to be built to code and there is no limit on how many less than 200 sq. ft. structures a homeowner has.

Vice Chairman Pankiewicz and Member Stevens requested that Planner Tangari work on something so it can be reviewed at a future meeting.

9. NEW BUSINESS

Supervisor Ruemenapp stated the current township hall was built 40 years ago, insulation not good, wiring not good. There are plans of renovating the current space and adding onto the existing building. Township hopes to have architect drawings back before the December meeting with hope to start building after the March election. The current building is not ADA compliant.

10. PLANNER'S REPORT

None.

11. REPORT FROM COMMITTEES

Vice Chairman Pankiewicz stated the ZBA met and their minutes are on the website.

12. ADJOURNMENT

A motion was made by Member Stevens, supported by Member Goulston to adjourn at 8:27 p.m.

Ayes: Members Pankiewicz, 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, December November 15, 2015 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____