

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

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

Absent: Eric Reeve, Sue Macker.

Also Present: Supervisor Ruemenapp, Planner Arroyo, Daniel Ponzio.

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 Stevens, supported by Member Page to approve the November 17, 2015 minutes as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

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

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

In the packet there was a letter from Lenox Township referring to the Planning Commission updating their master plan. This is a requirement that Lenox must notify Casco Township. Drafts will be posted online on their website as they proceed through their process.

6. DISCUSSION FROM THE FLOOR

Daniel Ponzio is contemplating purchasing the McFadden property. He is a grading contractor and will use it for storage at night. No storage of materials to sell. All equipment and supplies would fit in the existing pole barn. Trucks would be parked outside.

Supervisor Ruemenapp indicated speaking with Mrs. Ponzio they have five trucks, would probably qualify under Special Land Use as B2. Mr. Ponzio indicated the equipment would leave in the morning and come back at night. He digs basements and excavates around houses. Property for sale is 15 acres, and Mr. Ponzio would be using the portion fenced in and lease out the remainder to the local farmer.

Planner Arroyo indicated it would be Special Land Use in B2 which would allow him to apply for special approval use. There must be a public hearing, meet standards in zoning ordinance and advised him to make himself aware of those. Application has to be made, site plan submitted and public hearing, determination made by Planning Commission whether it's an appropriate use. Whoever prepares site plan, measure site distance, meet Road Commission standards and include their input in your application.

Member Stevens stated that length of the road is controlled by Macomb County Road Commission. Driveway permit would likely be a St. Clair County matter. Mr. Ponzio stated his trucks are semis and low boys, cube van and pickups.

Vice Chairman Pankiewicz indicated it could be addressed in January, in the meantime find out from the Road Commission whether it's possible and find out requirements are through the township.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

a) ACCESSORY BUILDINGS IN FRONT OF PRIMARY RESIDENCE

Planner Arroyo read the draft Provision Permitting Front Yard Accessory Buildings, as discussed on 11-17-15, including definition of Accessory Building.

Member Teltow feels it's important to maintain a residential atmosphere and concerned that a front yard accessory building not be used to hide an accumulation of items behind the building, and questioning whether this is necessary.

Vice Chairman Pankiewicz inquired as to what the definition of a building is and whether a pod would be allowed. Planner Arroyo read the definition of a building. Member Teltow stated the definition is quite open.

Member Goulston indicated this is primarily being addressed for individuals of self-created hardships. Member Stevens also questioned if there's a compelling need to have this. Planner Arroyo felt there isn't, especially since vast majority of people can accomplish what they need to. Concerns of opening the door could end up with some unintended consequences.

A motion was made by Member Teltow, supported by Member Goulston not to change the accessory building ordinance in Casco Township at this point in time.

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

Nays: None.

Abstain: None.

Motion carried.

9. NEW BUSINESS

a) BLUE WATER ANCHOR – NON-PROFIT COUNSELING AGENCY

Applicant is not present. Planner Arroyo indicated primary concern is parking, and as long as they don't need anything more than seven spots there shouldn't be a problem.

Supervisor Ruemenapp will convey information about parking to the applicants. Member Stevens indicated if anything changes they'll need to come back.

b) P & P FIRE EXTINGUISHER

Applicant is not present. Supervisor Ruemenapp indicated they plan to purchase Riechert Auto Glass. He has to put a CO2 tank up on 10x10 slab, will have twice a month delivery.

Planner Arroyo inquired about the walk-in area, company vehicles, filling large quantities of tanks, frequently dropping off large quantities of extinguishers, hazardous materials stored onsite. Planner Arroyo stated it doesn't appear to be an industrial use, but a service use. Service use would typically be permitted. Not heavy trucks in and out, a few customers, four trucks with modest generating business and impact similar to other service-type businesses.

Supervisor Ruemenapp indicated there are three people and him that drive trucks, the front portion of the building will be used for office space for two employees.

Member Teltow is concerned he's not present tonight, and doesn't want to take action without applicant being present.

A motion was made by Member Teltow, supported by Member Page to not take action on either Blue Water Anchor or P & P Fire Extinguishers until owners come to the meeting and explain their plans. Supervisor Ruemenapp indicated both parties were notified of the meeting.

Ayes: Members Stevens, Page, Goulston, Teltow.

Nays: Members Pankiewicz.

Abstain: None.

Motion carried.

10. PLANNER'S REPORT

Planner Arroyo will have a newsletter next month and township will need to revisit the sign ordinance due to a Supreme Court decision relating to First Amendment that impacts temporary signs and anything not affixed to a wall. Cannot dictate sign content.

11. REPORT FROM COMMITTEES

Supervisor Ruemenapp indicated someone called regarding lots purchased on Adair Road. Neighbors have a shared pond. Two property owners got a permit to dig a pond, granted easements to share the pond. This was done in 2006.

Planner Arroyo indicated ordinance doesn't prohibit a shared pond.

12. ADJOURNMENT

A motion was made by Member Page, supported by Member Stevens to adjourn at 8:12 p.m.

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

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, January 19, 2015 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____