

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 19, 2016

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

Absent: Denise Page.

Also Present: Supervisor Ruemenapp, Planner Arroyo, Robert Kehrig, Jeff Horner.

1. CALL TO ORDER
The meeting was called to order at 7:00 p.m. by Chairman Reeve.
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 Pankiewicz to approve the December 15, 2015 minutes as presented.
Ayes: Members Pankiewicz, Stevens, Macker, Goulston, Teltow.
Nays: None.
Abstain: Chairman Reeve.
Motion carried.
4. APPROVAL OF AGENDA
A motion was made by Member Stevens, supported by Member Macker to add CCI Driveline and additional building on the McKenzie Electric site under New Business and approve the agenda with those additions.
Ayes: Members Pankiewicz, Reeve, Macker, Stevens, Goulston, Teltow.
Nays: None.
Abstain: None.
Motion carried.
5. COMMUNICATIONS
None.
6. DISCUSSION FROM THE FLOOR
None.
7. PUBLIC HEARING
None.
8. UNFINISHED BUSINESS
Supervisor Ruemenapp reported the purchase of the Riechert Glass building has fallen through.
9. NEW BUSINESS
A) REZONING REQUEST – NELLIS PROPERTY ON MARINE CITY HIGHWAY – SET PUBLIC HEARING

Planner Arroyo reported the property currently has split zoning, agriculture and industrial (east side of Bethuy). A motion was made by Member Pankiewicz, supported by Member Goulston to set a Public Hearing on the Nellis property on Marine City Highway for February 16, 2016.

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

Nays: None.

Abstain: None.

Motion carried.

B) SPECIAL LAND USE – CASCO TOWNSHIP HALL EXPANSION – SET PUBLIC HEARING

Supervisor Ruemenapp reported variances have been approved for expansion. A motion was made by Member Macker, supported by Member Goulston to set a Public Hearing on a Special Land Use – Casco Township Hall Expansion for Tuesday, February 16, 2016.

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

Nays: None.

Abstain: None.

Motion carried.

C) CCI DRIVELINE

Planner Arroyo stated the applicant did not come to the December meeting and it wasn't acted upon because the Planning Commission wanted the applicant present.

Superintendent stated applicant was contacted and this month her sister is in the hospital having a baby, this is pretty cut and dry, but that applicant wouldn't mind holding it over another month. Member Teltow felt that the applicant should be present when their application is being reviewed and on the agenda or reschedule the application to a later date.

Planner Arroyo indicated there isn't any issue with the request. Supervisor Ruemenapp stated if approved the township is prepared to issue a certificate of zoning compliance. Packets were circulated regarding this at the November meeting.

Member Stevens doesn't feel this should be held up due to the applicant not being present. A motion as made by Member Stevens, supported by Member Goulston to recommend that a zoning compliance permit for CCI Driveline on 26 Mile Road be approved.

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

Nays: Member Teltow.

Abstain: None.

Motion carried.

D) KEHRIG SITE PLAN

Planner Arroyo indicated this is request for site plan approval on the site known as McKenzie Electric. It's an industrial property on Marine City Highway. Applicant is proposing a new building 11,000+ sq. feet for cold storage, with potential for future expansion for future cold storage. Proposing to extend a large gravel area after the storage area and there are 10 existing parking spaces. There may be a requirement for additional spaces for the warehouse building, but there are no spaces shown on the diagram. Building façade information has been provided. Need clarification that the block proposed for the façade is a split face or some other type of decorative block on the south elevation. No other changes to the front vegetation or landscaping identified. Lighting has been proposed, cut off fixtures consistent with ordinance.

Chairman Reeve questioned the proposed use of the storage space, which will be used to house his company's cranes and equipment on a regular basis. He owns property across the road where he currently runs Kehrig Steel. The building will not be heated, hence cold storage.

Engineer Jeff Horner indicated there is plenty of room on site to add additional parking spaces if necessary and applicant willing to do all things necessary to effectuate approval. Engineer Horner believes based on the ordinance there is sufficient parking spaces on site since there are no employees and facility used for storage only.

Planner Arroyo indicated by his calculation seven spaces is needed and there are 11 existing. The existing building is 7,000 sq. ft. and with the proposed building it would have 18,432 sq. feet. As proposed there are no parking spaces near the new building. There will be concrete pads in the front of the building. Barrier free parking for the new building was discussed. No maintenance to be performed in these building and no employees on this location.

Member Teltow indicated with the two buildings, 11 spaces required he feels they currently meet requirements. If they change the use of the building they would have to return to get approval. Member Stevens stated if the building is used for maintenance they would have to modify their plan. Planner Arroyo stated this parcel is surrounded by industrial.

Member Teltow stated as long as they meet zoning requirement he sees no reason to have additional concrete, but must have barrier-free space next to the building.

Engineer Jeff Horner stated they will pave between the doors and use that area for parking. Planner Arroyo indicated they may be exempt because there's no employees there, but he's not familiar with the building code. Robert Kehrig stated they would be using split face block on the exterior of the building.

A motion was made by Member Teltow, supported by Member Stevens to accept the Site Plan without handicap stalls along the westerly elevation with the footnote that if the handicap stalls are necessary that the owner must comply with that requirement but that that clarification should be made prior to the plans being stamped; and plans subject to review by the building and fire inspector and a letter approving the plans by the Drain office.

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

Nays: None.

Abstain: None.

Motion carried.

Engineer Jeff Horner indicated the Drain Commission has reviewed the plans and have been approved orally, haven't received a letter yet.

E) ELECTION OF OFFICERS

A motion was made by Member Macker, supported by Member Goulston to nominate Chairman Reeve as the Chairman of the Planning Commission. A motion was made by Member Stevens, supported by Member Goulston to close nominations and cast a unanimous ballot for Chairman Reeve.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Goulston, supported by Member Macker to nominate Member Stan Pankiewicz as the Vice Chairman of the Planning Commission. A motion was made by Member Goulston, supported by Member Stevens to close nominations and cast a unanimous ballot for Vice Chairman Pankiewicz

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Teltow, supported by Member Goulston to nominate Member Stevens as Secretary of the Planning Commission. A motion was made by Member Macker, supported by Member Goulston to close nominations and cast a unanimous ballot for Member Stevens.

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

Nays: None.

Abstain: Member Stevens.

Motion carried.

A motion was made by Member Stevens, supported by Member Goulston to nominate member Pankiewicz to the Zoning Board of Appeals. A motion was made by Member Stevens, supported by Member Goulston to close nominations and cast a unanimous ballot for Member Pankiewicz.

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

Nays: None.

Abstain: None.

Motion carried.

F) SET 2016 MEETING DATES

A motion was made by Member Stevens, supported by Member Macker to set the 2016 Meeting Dates as follows: February 16, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15 and December 20, 2016, and January 17, 2017 to be held at 7:00 p.m. at 4512 Meldrum Road, Casco, Michigan.

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

Nays: None.

Abstain: None.

Motion carried.

10. PLANNER'S REPORT

Clearzoning recently added a new staff person, Steve Cassin, who retired as director of planning in Macomb County.

11. REPORT FROM COMMITTEES

Member Pankiewicz reported the ZBA granted a variance to Casco Township for the township hall expansion. ZBA granted an extension of a variance to Mr. Petrello.

Supervisor Ruemenapp reported the McFadden property has been rezoned. The State passed a law that within 60 days of an election the school district or township cannot give out any information regarding elections. The Casco Township Board has not allocated money to break ground on the expansion yet. Currently the timeline is optimistic and they may be scheduling a bidding process.

12. ADJOURNMENT

A motion was made by Member Pankiewicz, supported by Member Goulston to adjourn at 8:03 p.m.

Ayes: Members Pankiewicz, Stevens, Reeve, Macker, 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, February 16, 2016 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____