

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 16, 2016

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

Absent: Denise Page, Sue Macker.

Also Present: Supervisor Ruemenapp, Planner Arroyo, Wayne Baumgartner, Karen Dennis, Frieda Nellis, Carole Mini, Scott Forrester, Vince Ohlert.

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 Goulston to approve the January 19, 2016 minutes as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

A motion was made by Member Stevens, supported by Member Pankiewicz to move the Special Land Use & Site Plan Approval regarding Casco Township Hall expansion as (A) on the agenda and move Nellis Property on Marine City Highway to (B) under Public Hearing.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Metropolitan Planning Commission will be holding a seminar March 31, 2016. If interested in attending, registration needs to be into Patty no later than 3-15-16.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

A) SPECIAL LAND USE & SITE PLAN APPROVAL – CASCO TOWNSHIP HALL EXPANSION

Planner Arroyo received revised plans late last week. This is 921 sq. ft. addition to Casco Township Hall falling under Special Land Use under Ag District. There will be no outdoor storage, access from a major thoroughfare, no change in parking proposed. All outdoor lighting needs to be approved and shielded from adjoining property. New wall pack lights proposed. One setback which is 140' from

Lindsey Road, and ZBA has granted a variance. Project doesn't exceed height restrictions. Façade will match existing façade. Planner Arroyo would like to have the stamping set cleaned up regarding a canopy archway. Planner Arroyo recommends approval.

Chairman Reeve indicated the addition will be on the west end of the current building and update the current office.

Supervisor Ruemenapp indicated no changes to the screening are proposed. The township currently does not have the specs for the wall packs. The canopy archway on south side of the building will be deleted. On the north side there will be a 12' handicap ramp that will be covered with a roof. Entire facility will be ADA compliant upon completion.

A motion was made by Member Pankiewicz, supported by Member Stevens to open the Public Hearing for the Casco Township Hall expansion at 7:15 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

Karen Dennis, Church Road, stated she support the expansion project.

A motion was made by Member Stevens, supported by Member Goulston to close the Public Hearing for the Casco Township Hall at 7:19 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

Member Teltow asked if the current site has a septic system and Supervisor Ruemenapp indicated a new septic system was put in last year.

A motion was made by Member Stevens, supported by Member Goulston to recommend to the Casco Township Board approval of the Special Land Use and Site Plan of the Casco Township Hall Expansion.

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

Nays: None.

Abstain: None.

Motion carried.

B) REZONING REQUEST – NELLIS PROPERTY ON MARINE CITY HIGHWAY – SET PUBLIC HEARING

Planner Arroyo submitted letter dated 1-15-16 stating the property is located along Marine City Highway between Bethuy and Church Roads. The applicant is seeking to rezone the entire parcel to be industrial, and currently the back of the parcel is zoned agriculture and the front is zoned industrial. What is proposed is consistent with the Master Plan. Planner Arroyo stated there would be no impact on public facilities, natural features, paved roads and is compatible with nearby properties. There are residential properties to the east and vacant property to the west. Any development has to meet screening requirements in the ordinance.

Applicant Frieda Nellis has nothing to add.

A motion was made by Member Goulston, supported by Member Stevens to open the Public Hearing on the Rezoning Request – Nellis Property on Marine City Highway at 7:22 p.m.

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

Nays: None.
Abstain: None.
Motion carried.

Karen Dennis, 5836 Church Road, asked the applicant what her intention is if the property is rezoned industrial. The applicant stated they have no potential buyer, but they've had inquiries. Carole Mini, 5864 Church Road, asked where the property is located. Planner Arroyo pointed the parcel out on the map. Ms. Dennis does not support the rezoning.

Supervisor Ruemenapp indicated there are 5 parcels that are split zoned.

Discussion held regarding ancillary matters such as shooting ranges, unauthorized burning, Consumer Power and lights on local businesses.

Member Stevens stated that if the property were rezoned and developed for industrial use screening would be required when it borders with ag district per Casco Township ordinance. Member Stevens also cautioned residents that far-more invasive uses, i.e., commercial agricultural operations, raising of livestock, could be located in an ag district.

Scott Forrester stated when the owner purchased the property they knew it was split zoned and he does not support the rezoning with a concern that it would devalue his property.

Vince Ohlert, 5800 Church Road, does not support the rezoning with the concern it would devalue his property. Mr. Ohlert stated when he purchased his property he inquired about the Nellis zoning and was assured it couldn't be developed for industrial use.

A motion was made by Member Goulston, supported by Member Pankiewicz to close the Public Hearing at 7:44 p.m.

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

Member Stevens inquired as to how many years ago it was split, and Supervisor Ruemenapp said the current zoning goes back to the late 60's, and stated that when they did that it was unfortunate they split properties without having both splits accessible to a road, creating all kinds of problems for the owner.

A motion was made by Member Stevens, supported by Member Pankiewicz to recommend to the Casco Township Board approval of the Rezoning of the Nellis property located on Marine City Highway to industrial.

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

Supervisor Ruemenapp explained to the parties present the process from here. It will likely be on the April Casco Township Board agenda. Parties are welcome to come to the township meeting and address the board.

8. UNFINISHED BUSINESS
None.

9. NEW BUSINESS
None.

10. PLANNER'S REPORT

Planner Arroyo would like the Planning Commission to address the sign ordinance due to a recent Supreme Court ruling. Planner Arroyo will provide an outline for an ordinance.

Supervisor Ruemenapp suggested they may want to revisit the wind ordinance, since it's not clear who takes out a windmill if abandoned.

11. REPORT FROM COMMITTEES

Supervisor Ruemenapp stated there's been a Stay granted regarding public officials not being allowed to comment on election items for 60 days prior to an election.

12. ADJOURNMENT

A motion was made by Member Stevens, supported by Member Pankiewicz to adjourn at 7:59 p.m.

Ayes: Members Pankiewicz, Stevens, Reeve, 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, March 15, 2016 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____