

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 15, 2016

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

Absent: Sue Macker.

Also Present: Supervisor Ruemenapp, Planner Arroyo, Dennis Hanvey.

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 Page, supported by Member Teltow to approve the February 16, minutes as presented.
Ayes: Members Pankiewicz, Stevens, Reeve, Goulston, Teltow, Page.
Nays: None.
Abstain: None.
Motion carried.
4. APPROVAL OF AGENDA
A motion was made by Member Stevens, supported by Member Goulston to approve the agenda as submitted.
Ayes: Members Pankiewicz, Reeve, Stevens, Goulston, Teltow, Page.
Nays: None.
Abstain: None.
Motion carried.
5. COMMUNICATIONS
Workshop is coming up, so if you're registered it will be March 31st at 5:30 p.m.
6. DISCUSSION FROM THE FLOOR
None.
7. PUBLIC HEARING
None.
8. UNFINISHED BUSINESS
None.
9. NEW BUSINESS
A) HOME OCCUPATION APPLICATION – DENNIS HANVEY

Planner Arroyo distributed a letter regarding the home occupation application for a home on St. Clair Highway. Proposed is use of a portion of an existing bedroom and the work van and equipment to be kept in a pole barn. There will be repair of items on the premises and those items sold, suggest there be clarification regarding whether those items will be sold from the home, and request clarification regarding storage of hazardous materials.

Mr. Hanvey reviewed the letter from Planner Arroyo. Chairman Reeve asked for clarification pertaining to sales and disposal of any waste. Mr. Hanvey has never offered items for sale other than what's delivered to the customers. Mr. Hanvey performs air conditioning sales and repair for businesses, no one would be coming to his home. He normally sends photos and spec sheets and he will deliver new and repaired equipment himself or have it delivered.

Chairman Reeve asked for clarification regarding salvageable material with the idea of potentially keeping it for parts and concern that it may turn into a junk yard. Mr. Hanvey indicated he will be storing everything inside the pole barn, nothing stored outside. Work will be done in the attached garage.

Member Stevens had questions regarding ownership of the property. Current owners are Dennis and Robert Hanvey. Mr. Hanvey stated the home and farm has been in the family since the 40's, home built in 1979. The property is owned jointly, but Robert lives in Howell and has no involvement in the business.

Chairman Reeve asked for clarification regarding hazardous materials and whether those would be reclaimed. Mr. Hanvey is a certified refrigerator technologist and hazardous materials would be handled pursuant to EPA requirements. All equipment is commercial grade and doesn't fair well if stored outside.

Member Pankiewicz asked how many units are on hand that are repairable or for sale. Mr. Hanvey indicated he has quite a few units, he's scaling down his business from 3,000 sq. ft. in Ferndale and multiple employees. He's currently cutting his customer base. His current space in Ferndale is rented. Mr. Hanvey plans to reduce his inventory in order to eliminate his current warehouse.

Member Stevens clarified with Mr. Hanvey that he would not be advertising with a sign. Currently Mr. Hanvey does no advertising and doesn't have a phone number through the White Pages, but his work is through referrals and warranty work. He's getting out of the on-demand work to have a more flexible schedule. He's considering doing residential heating and cooling in this area.

Member Teltow asked about his business hours and Mr. Hanvey indicated his work hours vary. Mr. Hanvey indicated there would not be a noise issue.

A motion was made by Member Pankiewicz, supported by Member Page to approve the home occupation application submitted by Dennis Hanvey.

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

Nays: None.

Abstain: None.

Motion carried.

10. PLANNER'S REPORT

None.

11. REPORT FROM COMMITTEES

Member Stevens reported the renewal of the road mileage passed by a 3 to 1 margin. Supervisor Ruemenapp has the final plans for the hall. Building inspector is close to getting bids in hopes to moving ahead.

12. ADJOURNMENT

A motion was made by Member Teltow, supported by Member Pankiewicz to adjourn at 7:27 p.m.

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

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, April 19, 2016 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____