

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 21, 2016

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

Absent: Sue Macker.

Also Present: Supervisor Ruemenapp, Wayne Baumgartner, John Monte, Planner Rod Arroyo, Craig Harms, Jim Harms, Adam Janusch.

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 Pankiewicz to approve the May 17, 2016 minutes as presented.
Ayes: Members Pankiewicz, Stevens, Reeve, Goulston, Page, Teltow.
Nays: None.
Abstain: None.
Motion carried.
4. APPROVAL OF AGENDA
A motion was made by Member Pankiewicz, supported by Member Goulston to approve the agenda as submitted.
Ayes: Members Pankiewicz, Reeve, Stevens, Goulston, Page, Teltow.
Nays: None.
Abstain: None.
Motion carried.
5. COMMUNICATIONS
Member Stevens asked if anyone had heard from Member Macker. Member Goulston spoke to her tonight and she indicated she wasn't going to be present tonight. Chairman Reeve will contact Member Macker.
6. DISCUSSION FROM THE FLOOR
None.
7. PUBLIC HEARING
None.
8. UNFINISHED BUSINESS
None.

9. NEW BUSINESS

a) SITE PLAN REVIEW – LENOX CREMATION SERVICES, LLC

Planner Arroyo indicated the subject site is located at 10918 Gratiot in the former Rickert's Auto Glass building, the applicant plans to reoccupy and improve that site. Property zoned B2, nearby parcels zoned RM1, multiple family which are located in the city of Richmond. Planner Arroyo indicated after view he finds this no more impactful than a funeral home which is a principal permitted use and is comfortable this be permitted as site plan as opposed to special land use. Applicant stated all loading and unloading will be inside building using existing bay doors, with two employees present during operations. There will be a small customer service area which would service existing funeral home. Site is not generally open to the public so there is adequate parking onsite. Proposed modifications to landscaping along roadway will meet requirements, adding 2 trees and 10 shrubs. Small volume of carbon monoxide emissions, owner provided information regarding that and findings are generally there aren't issues with odors or other discharge, along with documents from DEQ showing findings related to that and equivalence to emissions of an idling diesel truck.

Member Pankiewicz clarified that the furnace will be energized by natural gas. The length of the process depend on the weight, varies by gender, but generally between 85 to 110 minutes. Reason for small area for customer service is because some funeral homes require a staff member to be onsite during the process.

Chairman Reeve asked about acquiring an air monitoring permit, which the company will have and they will be monitoring for carbon monoxide. Chairman Reeve indicated the DEQ can do unannounced visit if there are concerns.

Member Goulston asked why Lenox Cremation Services when it's located in Casco. The Harms family owns Lenox Burial Vaults and they already have name recognition.

Member Teltow clarified that there are no chemicals involved in the process, simply gas, alleviating concerns about mercury emissions. Member Teltow asked why this isn't a Special Land Use.

Planner Arroyo looked at other uses that are permitted and the impacts of those uses. Closest type business is a funeral home which is a principal permitted use. This has less traffic than funeral homes, fewer employees. Only issue is emissions and that's been addressed. Planner Arroyo is not aware of complaints regarding existing facilities. Planner Arroyo indicated there are other intense uses in the area, and it's developed on the east and west side, just doesn't seem to be out of place for the locations. Member Stevens inquired if such an operation would have a negative impact on neighboring property values. Planner Arroyo stated that it would not.

A motion was made by Member Pankiewicz, supported by Member Page to recommend approval of the site plan for Lenox Cremation Services, LLC as a principal permitted use under B2 general business district.

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

Nays: None.

Abstain: None.

Motion carried.

Planner Arroyo will need four sets of plan, one to be used as the official stamping set.

b) SITE PLAN REVIEW – NORTHPOINTE DEVELOPMENT, LLC

Planner Arroyo indicated Northpointe Development is requesting to amend their previously approved site plan to add an additional mini storage of 26,000 sq. ft. Exterior lighting to match existing, no new signage, adequate parking, approved buffer along roadway, meets building height requirements.

Chairman Reeve stated looking through the plan that this has been before the Planning Commission since 1997 and inquired whether there was adequate storm water detention for all the development that's went on.

John Monte stated that the storm water detention ponds were built originally for development of the entire site so there are adequate detention ponds. Planner Arroyo remembered that to be the case.

Member Stevens inquired with the addition what phase this would be and Mr. Janusch stated there might be another phase after this, but then it would be full.

Member Pankiewicz inquired regarding the width of Bethuy Road and necessity to widened it. Discussion held regarding road width requirements.

Member Teltow stated the last request had neighbors of this site concerned about nuisances with the lighting and a photometric plan was requested.

Wayne Baumgartner stated he hasn't had any complaints from the neighbors.

Mr. Janusch stated they have a photometric plan from Phillips regarding the lighting, but that related to the construction of an outdoor lot and they have not proceeded on construction of that lot.

Supervisor Ruemenapp stated that a lot is considered landscaping and requires a performance bond which is only good for a year so they reported they would put their plans on hold and come back when they're ready to start.

A motion was made by Member Stevens, supported by Member Goulston to recommend approval of the site plan for Northpointe Development, LLC.

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

Nays: None.

Abstain: None.

Motion carried.

10. PLANNER'S REPORT

Planner Arroyo indicated his firm will be opening an office in Detroit, which will add to their Macomb and Birmingham offices. Dave is going to retire by the end of the year. Planner Arroyo is Director of Community Planning, overseeing 11 planners, 100 people in the company. Clearzoning will stay as a product for the zoning business.

11. REPORT FROM COMMITTEES

Chairman Reeve provided copies of an article from the Township Focus magazine pertaining to township owned responsibilities of brownfield development sites and asked Members to review that regarding the pitfalls and favorable outcomes. The Township has approved the bid for the township hall and Trademark Construction will be building the addition.

Discussion held regarding a proposed park, 20 acres backing up to Belle River, which would allow river access. Location is next to BP on Fred Moore Highway.

Supervisor Ruemenapp indicated they've had a couple issues come up regarding the pond ordinance, regarding cleaning and slope. Great Lakes Power and Electric are supposed to come in July, and John Monte is working on a site plan and they're also meeting with the Drain Commission.

Discussion previously held regarding bump and paint shops, drafting of a fireworks ordinance, and other matters discussed at the May meeting. Planner Arroyo will follow through with those items.

Chairman Reeve and recording secretary will not be present at the July meeting.

12. ADJOURNMENT

A motion was made by Member Pankiewicz, supported by Member Stevens to adjourn at 8:15 p.m.

Ayes: Members Pankiewicz, Stevens, Reeve, Goulston, Page, 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, July 19, 2016 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____