

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

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

Absent: Eric Reeve, Denise Page, and Sue Macker.

Also Present: Supervisor Ruemenapp, Wayne Baumgartner, Planner Rod Arroyo, and Jeff Horner.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Vice Chairman Pankiewicz.

2. THE PLEDGE TO THE FLAG

The Pledge to the flag was recited.

3. APPROVAL OF MINUTES

A motion was made by Member Goulston, supported by Member Teltow to approve the June 21, 2016 minutes as presented.

Supervisor Ruemenapp noted that the motion on item 9.a (Lenox Cremation Services, LLC) needs to be changed from "recommended approval" to "approve".

Member Goulston withdrew her earlier motion, along with the support by Member Teltow, and made a revised motion to correct item 9.a (Lenox Cremation Services, LLC) from "recommended approval" to "approve". Member Teltow moved to support.

Ayes: Members Pankiewicz, Stevens, Goulston, Teltow.

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, Stevens, Goulston, Teltow.

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Saint Clair County Master Plan – sent by County Planning for comment by township. Planner Arroyo stated that he'll look over the document and present the Planning Commission with a review at the August meeting. It was also noted that Member Sue Macker has submitted her resignation from the Planning Commission.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

a) SITE PLAN REVIEW – Great Lakes Power and Lighting:

Planner Arroyo indicated the subject site is located at 9646 Marine City Hwy.

Member Pankiewicz inquired about the detention pond. Supervisor Ruemenapp responded that the applicant is working with the county on a drainage plan for the site. Member Stevens asked if the detention pond would drain directly into the county drain. Supervisor Ruemenapp stated that it would not. Mr. Horner informed the commission about the progress of the detention pond that paperwork is needed since the property is located within an easement of a county drain.

Member Pankiewicz mentioned that on the application that the parcel number was incorrect.

Supervisor Ruemenapp informed the commission that there was no floor plan for turning the house into office space. He is concerned with the proposed facility being A.D.A. compliant.

Planner Arroyo stated that if the applicant submitted a plan to turn the house into office space and drainage plan that it can be reviewed administratively. Supervisor Ruemenapp suggested to the commission that the site plan can be approved contingent upon the planner administrative review of the approved drainage and office floor space plans.

Member Teltow asked the width of the lot; Planner Arroyo responded that it was a non-conforming lot.

A motion was made by Member Stevens, supported by Member Goulston to approve the site plan for Great Lakes Power and Lighting as a principal permitted use under B2 general business district contingent upon the planner administrative review of the approved drainage and office floor space plans.

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.

10. PLANNER'S REPORT

Planner Arroyo briefed the Planning Commission on the following proposed changes to Casco Township Zoning Ordinance:

Section 8.03 – Auto Service Centers:

- Auto body repair is permitted
- Vehicles will remain on-site no more than 14 consecutive days
- All outside storage and trash must be in an enclosed area

- Old vehicles or parts must be kept inside

Member Teltow inquired about the time requirement of 14 days. Planner Arroyo responded that 14 days is a reasonable time period for an auto body repair. Member Teltow and Pankiewicz asked about the screening wall requirement; Planner Arroyo explained that the height requirement is dictated by line-of-sight standards.

Section 12.02.B – Adair area setbacks:

Planner Arroyo briefed the Planning Commission on proposed Adair setbacks that would allow for flexibility. This includes that setbacks would be the average of the existing buildings on the same side of the street.

Section 12.02.D – Side Yards in the Industrial District:

Planner Arroyo briefed the Planning Commission on the provisions of the side setbacks in the Industrial district. Supervisor Ruemenapp questioned the size and setback requirements, claiming they are in conflict with another provision listed in the Zoning Ordinance.

Section 12.02.F – Suburban Residential Districts:

Planner Arroyo briefed the Planning Commission that under current provisions when sewer systems are provided, the lot area and width in this district may be reduced by twenty percent. This was changed to a minimum of one acre.

Section 12.02.H – Building Heights:

Planner Arroyo briefed the Planning Commission on the provisions for building heights. Supervisor Ruemenapp asked which building is measured; principal versus the accessory.

Section 12.03 – One acre minimum in the Business, Office, and Industrial District:

Planner Arroyo described to the Planning Commission that the one acre minimum lot size Business, Office, and Industrial District does not work. Planner Arroyo recommended that a separate district be created for the Adair area. Planner Arroyo further went on to state that separate districts would allow for greater flexibility, to include business and residential areas. Supervisor Ruemenapp briefed on the 421 district along Gratiot Avenue. He stated that if we want urban-style business in that area, it will not happen with a 160-foot setback. Member Pankiewicz asked about setbacks in the Office Service area. Planner Arroyo asked if the township would like a separate district for Adair area. The commission indicated that it would. Planner Arroyo will provide some ideas for review and discussion.

Section 13.04.10.A.(1) – Subordinate in area, extent, and purpose language:

Planner Arroyo showed that there was some confusing language in regard to what is Subordinate in area, extent, and purpose. Discussion took place what is the principal versus the accessory building on a development. Planner will provide a revised language to clarify the intent of this area of the zoning ordinance.

Section 8.02.N. 2 – Fireworks Sales:

The text provided allows temporary outdoor fireworks sales in areas that allow for outdoor sales, as well being in compliance with state laws.

Commercial Wind Power Ordinance:

Planner Arroyo submitted a revision of the township wind power ordinance that makes provisions for industrial wind farm operations. Discussion took place concerning the size of the bond needed to ensure removal of wind turbine facilities if the wind power operation ceases. Supervisor Ruemenapp inquired about separation and setbacks of wind turbines. He also asked about guide wires to support privately-owned wind turbines in residential areas. Planner Arroyo will look into this and the other questions raised during the discussion on wind power operations.

Planner Arroyo stated he will have the changes to the smaller ordinances complete for review by the time of the August meeting.

11. REPORT FROM COMMITTEES

None.

12. ADJOURNMENT

A motion was made by Member Goulston, supported by Member Teltow to adjourn at 8:50 p.m.

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

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____