

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 18, 2016

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

Absent: Kyle Robertson, Eric Reeve.

Also Present: Supervisor Ruemenapp, Planner Stephen Cassin, Daniel Ponzio.

1. CALL TO ORDER

The meeting was called to order at 7:01 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 Teltow, supported by Member Goulston to approve the minutes of September 20, 2016 as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

A motion was made by Member Stevens, supported by Member Edwards to approve the agenda as presented.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Vice-Chairman Pankiewicz reported there was a ZBA Administrative meeting held, but nothing to report.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

Public Hearing date will be re-set to November 15, 2016.

8. UNFINISHED BUSINESS

- A) RE-SET PUBLIC HEARING DATE – ORDINANCE TEXT AMENDMENTS RELATING TO WIND ENERGY, FIREWORKS SALES, BUMP SHOPS, FENCING, OVERLAY DISTRICT IN THE ADAIR DISTRICT, B1 AND B2 DISTRICTS/SIDE YARDS AND SIZE OF INDUSTRIAL LOTS

A motion was made by Member Stevens, supported by Member Goulston to set a Public Hearing on Ordinance text Amendments relating to wind energy, fireworks sales, bump shops, fencing,

overlay district in the Adair District, B1 and B2 districts/side yards and size of industrial lots for Tuesday, November 15, 2016.

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

Nays: None.

Abstain: None.

Motion carried.

9. NEW BUSINESS

A) SITE PLAN REVIEW AND SPECIAL LAND USE APPLICATION – PONZIO CONSTRUCTION, LLC

Planner Cassin recommends that a Public Hearing be held on November 15, 2016 on the Site Plan Review and Special Land Use application. Planner Cassin has reviewed the copies supplied in advance, and he's provided petitioners with a copy of his recommendation to expedite their approval process. There is nothing recommended that they can't revise. The plans provided indicate a six foot high screening wall, no landscape treatment shown. Main issue is the zoning district doesn't allow storage in the front. Their existing fence encroaches in right of way. The preliminary discussions are that they can put their parking in the front and storage elsewhere. Asking that no hazardous materials be stored on site and that berm specifications are adhered to. They would be performing their own personal oil changes. If they have a diesel fuel storage tank they would need to adhere to any requirements relating to that. Exterior lighting would have to be shielded. Driveway is under jurisdiction of Macomb County.

Member Teltow inquired about the neighbor to the south. Both properties are zoned B2. Member Teltow asked if there are plans indicating elevations. There are no plans to modify the existing building at this time, but they eventually plan to put an office on site. The building is 60x20 with concrete floor.

Member Edwards inquired as to what type of business they do and Mr. Ponzio indicated basements, grading and similar work. All his equipment stays on site for the most part and they work year around.

Member Pankiewicz inquired as to height of building and ceiling is 13'.

Mr. Ponzio asked what it would take to put in a diesel fuel storage tank and he was advised to contact the DEQ. Outdoor lighting will not be on the west side of the barn.

A motion was made by Member Stevens, supported by Member Edwards to set The Site Plan Review and Special Land Use Application for Ponzio Construction, LLC for Public Hearing on Tuesday, November 15, 2016.

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

Nays: None.

Abstain: None.

Motion carried.

10. PLANNER'S REPORT

Planner Cassin reported they received a signed contract to prepare an updated Parks and Recreation plan, but timing is essential. The plan needs to be approved and to the MDNR around March 1, 2017 to hit the grant funding cycle. Planner Cassin provided a schedule for things needed for the plan.

November 8 - 15 - Plan Kickoff/Survey Start

December 13 - 20 - Survey Results and Working Draft Plan

January 10 - Township Board Approves Draft

February 14 - Township Board Public Hearing and Final Approval

March 1 - Plan due to MDNR

Supervisor Ruemenapp said a Parks and Recreation survey was done approximately 20 years ago and the overwhelming sentiment was not to do anything. Looking at primarily a canoe launch and walking trail and maybe some fishing, but there is property to do more. Goal is to obtain a grant for \$145,000. If conservation group approves this plan they will prepare a purchase agreement and would close on the property prior to January. The Township Board has approved \$7,500 to update the Parks and Recreation plan. A survey can be done via internet and is acceptable by the State. Township will have hard copies of the survey available at the township office for those who don't have computers. Property is 20 acres, 1/3 of property is in the flood plain.

The Planning Commission was in agreement with Planner Cassin that the online Recreational Plan survey was the best and quickest medium to obtain results for the township.

11. REPORT FROM COMMITTEES

Vice-Chairman Pankiewicz asked if the property on Meisner Road that was purchased in 1999 would be maintained since there's no plan to use it for a park. Vice-Chairman Pankiewicz asked what it would take to have a township police force and that was discussed.

Supervisor Ruemenapp passed out a draft Lenox Township Master Plan Update dated October 10, 2016. Supervisor Ruemenapp passed out a letter from the township attorney regarding the new marijuana law. Grant Township and Greenwood Township ordinances on wind energy were passed out by Supervisor Ruemenapp.

Supervisor Ruemenapp reported they hope to be moved into the new addition to the township offices next Monday.

12. ADJOURNMENT

A motion was made by Member Teltow, supported by Member Goulston to adjourn at 7:55 p.m.

Ayes: Members Pankiewicz, Stevens, Goulston, Edwards, 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, November 15, 2016 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____