

MINUTES

CASCO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

TUESDAY, SEPTEMBER 20, 2016

Present Members: Stan Pankiewicz, Joe Stevens, Jim Edwards, Eric Reeve, Keith Teltow.

Absent: Denise Page, Cynthia Goulston

Also Present: Supervisor Ruemenapp, Planner Stephen Cassin, Wayne Baumgarten, Kathy Cox, Larry Cox, Evelyn Cox, Al Hinson, Kyle Robertson.

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

Member Teltow asked that the minutes from August 16, 2016 be amended as follows: Page three, Member Teltow asked who is responsible for a review of a windmill on a regular basis. Should the Township require a performance bond at time of construction so there is a remedy if the windmill is abandoned?

A motion was made by Member Stevens, supported by Member Pankiewicz to approve the August 16, 2016 minutes as revised.

Ayes: Members Pankiewicz, Stevens, Edwards, Reeve and Teltow.

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

Chairman Reeve suggested moving New Business up in the agenda. A motion was made by Member Stevens, supported by Member Pankiewicz to move Nature Boundaries under New Business up in agenda after Public Hearing.

Ayes: Members Pankiewicz, Stevens, Edwards, Reeve and Teltow.

Nays: None.

Abstain: None.

Motion carried.

5. DISCUSSION FROM THE FLOOR

None.

6. PUBLIC HEARING

None.

7. NEW BUSINESS

a) NATURE BOUNDARIES – DISCUSSION ON USE OF AGRICULTURAL PROPERTY

Planner Cassin reviewed the proposal of Kathy Cox on Springborn Road and has no objection to the plan as proposed. What's proposed is a non-profit atypical farm. Nature Boundaries is Ms. Cox's soap company and R.O.N.S. Farm-A.C. will be the name of the farm which will focus on working with disabled veteran, cognitively impaired adults and students.

Ms. Cox has questioned regarding fencing would be required. Supervisor Ruemenapp clarified any requirements. There will be volunteers at the farm and eventually would construct a small parking area. Planner Cassin indicated once a parking lot is proposed they would need to submit plans which consider drainage and marking.

Ms. Cox indicated they won't be tilling the ground, but focusing on raised bed farming and greenhouse growing. When they have handicap workers, facility will be ADA compliant.

Chairman Reeve asked about lot splits and Ms. Cox indicated they have 200' frontage, 13 acres and the plan will encompass the entire 13 acres.

Ms. Cox indicated there will be a natural playground, something small to kids active while buying produce at the farm, butterfly garden to bring in pollinators, a memorial arbor for veterans, and agricultural buildings. Plans for a cob house for the chickens. There is a barn on the property to use for meetings and small events. The property is zoned agriculture. This year they plan to clean up the property, put in a parking area, build a chicken coop and fencing. Currently there is a barn/garage on the property that might be able to be used for goats. Plan to put up a greenhouse. House needs complete remodel, only will be using the bathroom. Next year plan to build the raised beds and plant as much as possible, plant food bearing trees and perennials in spring and summer, get the aquaonic system up and running to grow things in the greenhouse and getting acclimated to the area. In 2018 they will be on the path to getting ready to employ people with a farm stand. Ms. Cox is working with a naturalist, zoologist, someone that's worked with non-profits, single mom, disabled veteran, fish expert and growing experts in developing her plan. Composting will be minimal.

Ms. Cox doesn't plan to do an environmental impact study because they will be growing produce in raised beds. Member Teltow discussed why a purchaser may want to have an environmental impact study done. Chairman Reeve talked about the clay in the area holding unwanted environs for decades and that there might be some Brownfield money available through the county. Ms. Cox indicated they plan to grow non-edible mushrooms to clean up the site.

8. UNFINISHED BUSINESS

a) WIND ENERGY ORDINANCE

Last month Planner Cassin presented an ordinance and the Planning Commission asked for a few minor changes. Planner Cassin reviewed the changes that were added regarding setbacks, guidewires, and the requirement for a bond equal to reasonable cost of removal. Discussion held regarding what constitutes a bond and requirement to annually update the bond amount based on cost removal. Planner Cassin indicated he would add requirement to file a bond to reasonable cost of removing the wind energy structure and all foundations.

Chairman Reeve inquired whether lot splits have been addressed and Planner Cassin indicated that it has. Discussion held regarding whether windmills could be installed on a structure and requirement of blade clearance. This ordinance addresses minimal requirements, which would likely preclude the installation of a windmill on a home. Planner Cassin indicated he would include an exception for roof-top systems.

Member Teltow asked about annual inspections and Planner Cassin indicated there is no entity currently responsible for inspection of windmills.

b) ZONING TEXT AMENDMENTS

Planner Cassin discussed setbacks, including industrial district setbacks and front yard setback. Discussion held regarding amendments to the accessory building ordinance and temporary outdoor sales which include fireworks.

A motion was made by Member Stevens, supported by Member Pankiewicz to set a Public Hearing on October 18, 2016 on the 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.

Ayes: Members Pankiewicz, Stevens, Edwards, Reeve and Teltow.

Nays: None.

Abstain: None.

Motion carried.

Planner Cassin will develop the language to publish in the paper, and publish for the Public Hearing.

9. PLANNER'S REPORT

Planner Cassin indicated that he could conduct training on several aspects that members may find beneficial under the Citizen Planner course. Discussion held that training can be scheduled on nights that meetings would otherwise be canceled.

10. REPORT FROM COMMITTEES

Supervisor Ruemenapp checked with the insurance company whether they would pay a portion of the Citizens Planner course, and they will be 50% upon completion. The Citizen Planner course is canceled due to low enrollment. Member Teltow had expressed an interest to completing the course.

Supervisor Ruemenapp invited residents to consider potential future appointment to the Planning Commission and two are present tonight, Kyle Robertson and Al Hinson. Denise Page plans to resign and an alternate would be appointed.

Supervisor Ruemenapp indicated the Legislature is currently working on the state's marijuana law, breaking down into 5 categories and townships have a right not to approve any of them or can pass an ordinance and charge up to \$5000 to operate.

Supervisor Ruemenapp indicated there's a trucking company that owns property on Bethuy Road called RJ Logistics. The owner has 50-60 trucks and currently in a five-year lease in Chesterfield, then plans on putting up a big building on that site and move his trucks to that location.

Adair Bar will be filing a site plan review under the ten percent waiver deal which allowed you to increase your facility one time up to ten percent with administrative approval. BP Gas Station has also done that.

Discussion held regarding potential park property on Fred Moore Highway.

11. ADJOURNMENT

A motion was made by Member Pankiewicz, supported by Member Edwards to adjourn at 8:35 p.m.

Ayes: Members Pankiewicz, Stevens, Reeve, Edwards and 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, October 18, 2016 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____