

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

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

Absent: Jim Edwards, Kyle Robertson.

Also Present: Supervisor Ruemenapp, Planner Stephen Cassin, Wayne Baumgartner, John Monte, Daniel Ponzio, David Long.

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 Pankiewicz, supported by Member Goulston to approve the October 18, 2016 minutes as submitted.
Ayes: Members Pankiewicz, Stevens, Reeve, Teltow, Goulston.
Nays: None.
Abstain: None.
Motion carried.
4. APPROVAL OF AGENDA
Chairman Reeve indicated through miscommunication Item A should be modified which talks about special land use for Ponzio Construction. It will be reviewed tonight in lieu of that and it will be set next month for special land use approval. A motion was made by Member Pankiewicz, supported by Member Stevens to approve the agenda as modified to place Ponzio Construction under unfinished business.
Ayes: Members Pankiewicz, Stevens, Reeve, Teltow, Goulston.
Nays: None.
Abstain: None.
Motion carried.
5. COMMUNICATIONS
None.
6. DISCUSSION FROM THE FLOOR
None.
7. PUBLIC HEARING
 - A) ZONING TEXT AMENDMENTS RELATING TO WIND ENERGY, FIREWORKS SALES, BUMP SHOPS, FENCING, OVERLAY DISTRICT IN THE ADAIR DISTRICT, B1 AND B2 DISTRICTS, SIDE YARD SETBACKS AND SIZE OF INDUSTRIAL LOTS

Planner Cassin attempted to include everything that the Planning Commission has suggested. Hold a Public Hearing if anyone is interested and the Planning Commission can recommend approval or denial to the township board. Copies were provided to anyone interested by Supervisor Ruemenapp.

Planner Cassin stated the majority of amendments have to do with wind energy systems, personal home type windmills or commercial towers. There are a lot of conditions on how far they should be from the property line, height and various things like fall down zones or clear zones. Bond would be required for removal, renewed annually. Planner Cassin included a section for firework sales for part of temporary uses and conditions attached. Bump shops are included as part of an area of B2 as may be permitted in B2. There is some concerns about setbacks in Adair District. There's a standard says it's the average. There are some conditions placed on accessory buildings and sizes of accessory buildings. There was also a statement that says accessory buildings shall be clearly subordinate in impact and purpose to the principle use. There's a section included no lot splits allowed on property containing wind energy systems which would make the parcel non-compliant.

A motion was made by Member Pankiewicz, supported by Member Goulston to open the Public Hearing at 7:09 p.m.

Discussion held regarding the wind energy system ordinance proposed.

A motion was made by Member Stevens, supported by Member Pankiewicz to close the Public Hearing at 7:13 p.m.

Member Teltow clarified with Planner Cassin that upon approval any windmill energy system going in is subject to special land use approval in ag and industrial districts.

A motion was made by Member Pankiewicz, supported by Member Teltow to send the Zoning Text Amendments relating to wind energy, fireworks sales, bump shops, fencing, overlay district in the Adair district, B1 and B2 districts, side yard setbacks and size of industrial lots to the Casco Township Board with the recommendation of approval.

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

Nays: None.

Abstain: None.

Motion carried.

8. UNFINISHED BUSINESS

A) PONZIO CONSTRUCTION

Planner Cassin indicated Ponzio Construction made revisions to their initial plan and submitted a revised plan back to the township dated October 24, 2016. Several issues that need to be dealt with, section of the ordinance of 8.03 that says that all equipment, vehicles and materials shall be limited to use by the contractor in daily business and shall be screened from view by a min. of 6' high wall or fence approved by Planning Commission. There is an eight foot chain-link fence that is insufficient for screening purposes, but they have placed a 6' tall grass berm and they're asking that that be allowed instead of this screening of the fence or wall. Storage is not permitted in the required front yard setback which is 145' from the centerline of County Line. They are now in compliance with this requirement on the revised site plan. Management plan for proper handling, storage and disposal of any hazardous materials shall be approved by the Planning Commission. Asking to obtain clarification from the applicant on what they will be storing on site and they're prepared to discuss that. Revised site plan shows a 50' wide berm, 6' tall for screening purposes. We suggested trees and/or shrubs be placed on the top, but petitioner will speak tonight on that. Parking spaces shown on the site plan, and they're asking that one of the spaces be indicated as barrier free. Exterior lighting will be shown and shielded. This is subject to Drain Commission and Macomb County Road Commission. This is special land use approval, must hold a Public Hearing next month. Planner Cassin believes

requirements are met subject to discussions tonight and recommending approval of the special land use.

Daniel Ponzio stated the berm will act as a screen, that currently the berm is about 8' tall. Mr. Ponzio has no problem with trees on top of the berm, but they're close to the overpass and the overhead lines veer over the property and the trees will grow into the overhead lines. Shrubs would be an option. Hazardous materials addressed, leasing a propane tank. Permit through Macomb Road Commission has been approved. Mr. Ponzio would like to obtain a permit to work on electrical and build a wall to section off the shop area, subject to approval in December.

Supervisor Ruemenapp indicated he already has electrical service, he's just seeking to upgrade which isn't a problem. The only issue would be if walls are being added. Floor plan is not currently on the site plan. Mr. Ponzio will amend site plan to indicate shrubs on the berm and barrier-free parking spot.

Member Teltow asking for a bond to make sure the landscaping is complete. Mr. Ponzio would like to proceed with the construction of the berm this fall so he doesn't have to deal with weeds in the spring.

Supervisor Ruemenapp indicated the site improvement bond is 10%, \$500 minimum and \$10,000 maximum, either bank check or irrevocable line of credit. Mr. Ponzio is to bring in an estimate of the cost, including paving and nursery estimates to determine the amount of the bond. Mr. Ponzio submitted a drainage plan and waiting for approval.

A motion was made Member Stevens, supported by Member Pankiewicz to set a Public Hearing before the Planning Commission for Ponzio Construction for December 20, 2016.

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

Nays: None.

Abstain: None.

Motion carried.

9. NEW BUSINESS

A) SITE PLAN REVIEW FOR LONG'S PROPANE GAS, LLC

Planner Cassin indicated the property and all surrounding properties are zoned B2. Property to be developed and existing home demolished. There will be 20x30 office/retail building, 66' long propane tank, gravel storage yard for residential propane tanks and 1,800 sq. ft. pole barn, and all development meets setbacks and height requirements. Ordinance doesn't specifically state propane sales are permitted, however several uses in district allowed that are similar, such as service stations, auto gas stations, accessory outdoor sales display.

Member Steven asked Planner Cassin what a utility distribution system would be and Planner Cassin indicated a small power plant. Propane is a utility. Site plan indicates parking for four cars, one barrier free. Sign location indicated, but type and size not indicated, nicely landscaped, properly screened trash dumpster, exterior lighting should be shown on site plan and shielded. Request statement from petitioner talking about potential number of cars and trucks on property on any given day which has been provided. Planner is recommending approval.

Member Pankiewicz asked how often the large tank would be filled. David Long indicated not very often. During cold months once a week, depends on weather and customers. Business will be filling up smaller propane trucks to make home delivery and drawing supplies from big tank. Transports will bring in 12,000 gal. load from Marysville where it's stored and unload into their large storage tank. 3,000 gal. delivery trucks deliver to residences and fill their smaller tanks. Home use tanks will be

stored on property for a free lease on tanks, approximately 20 tanks. Tanks are purged and 25 gal. propane in the tanks. When they're set in the field they're ready to go.

Chairman Reeve indicated the volatility of propane isn't the same as gas. Mr. Long indicated propane is a safe and efficient fuel and having a large tank is completely safe. Only way a tank will explode is extreme heat underneath it and pressure builds and actually expand and explode. Tanks are State inspected to make sure they're in compliance. LARA is the licensing regulatory authority.

Mr. Long indicated all piping above ground. No smell factor in this business. Only time there would be a smell is when the driver hooks up and unhooks and adapters leak very little propane. The retail business will refill small tanks for BBQ grills, estimating approx. eight customers daily coming to get propane. Their Marlette and Yale locations have been in business more than 60 years. Mr. Long is President of the Michigan Propane Gas Association. Employees are certified and trained, and propane is a safe industry.

Planner Cassin indicated propane is safer than a gas station and this is a permitted use and they recommend approval.

Supervisor Ruemenapp indicated they're waiting on a drainage plan and the driveway approval is in the process. There will be restroom facilities, will need well and septic. Site improvement bond required for any paving and plantings. Building corresponds with the one on the site plan. Requesting approval contingent upon drainage, driveway and Planner review.

Chairman Reeves would like information from the fire marshal. Supervisor Ruemenapp indicated Richmond Fire Department doesn't do reviews, but he will contact Ira Township who may do reviews. Supervisor Ruemenapp said he would be satisfied if they have state licenses and they're inspected.

A motion was made by Member Stevens, supported by Member Goulston to approve the site plan of Long Propane Gas, LLC contingent on the driveway approval from the county, the drainage approval from the county and the Planner review, and find that it's a permitted use under the B2 District.

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

Nays: None.

Abstain: None.

Motion carried.

John Monte to send Planner Cassin revised drawings with lighting.

10. PLANNER'S REPORT

ClearZoning is working on a full-blown recreation plan and the required survey is on the township's website. Hard copy provided tonight. To date there has been 20 hits on the website and would like to get a lot more than that. Letter received from Lenox Township asking for a response to their master plan. Copy of land use map provided and their map almost exactly corresponds with the Casco Township zoning map. The plan is very compatible.

11. REPORT FROM COMMITTEES

Township Board approved the plan for ClearZoning to do the recreation plan and study. Land Conservancy signed a purchase agreement with the owner of the land proposed for the park. They will be doing a Phase 1 environmental study, will then apply for grants, but they need an approved Master Plan. December of 2017 announcement whether township will get a grant and there will be opportunity to apply for grants involving actually what will be done in the park.

12. ADJOURNMENT

A motion was made by Member Stevens, supported by Member Pankiewicz to adjourn at 8:19 p.m.

Ayes: Members Pankiewicz, Stevens, Reeve, 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, December 20, 2016 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____