

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 21, 2017

Present Members: Kyle Robertson, Joe Stevens, Keith Teltow, Stan Pankiewicz, Cynthia Goulston, Jim Edwards, Gerald Keller.

Also present: Supervisor Ruemenapp, Planner Stephen Cassin (arrived at 7:08 p.m.), John Monte, Wayne Baumgarten, Daniel Goulston, Sandra Bishop, Hugo Mancini, Dale Allagreen, Al Inson, Janet Teltow.

1. CALL TO ORDER

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

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 February 21, 2017 minutes as submitted.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

Member Stevens requested adding under Planner's Report Planning Commission/ZBA. A motion was made by Member Goulston, supported by Member Pankiewicz to approve the agenda of March 21, 2017 with the addition.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

There is an Emergency Services breakfast on May 5, 2017. There is a planning workshop next week. Anyone attending who pays to go will be reimbursed.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A) SITE PLAN REVIEW OF NORTHPOINTE DEVELOPMENT, LLC

Planner Cassin indicated the site plan encompasses four additional units on the northeast corner of the site. Square footage combined requires 17 additional parking spaces. Planner Cassin recommends approval of the revised plan.

Mr. Monte passed out revised plans. Mr. Monte indicated the additional required parking spots are not a concern and that will make 80 parking spaces on site. Two buildings were built last year after approval. They previously expanded the storage yard, moved the fence over and will be adding an additional development strip in the future.

Member Stevens asked Planner Cassin to discuss with Planner Arroyo why the ordinance requires so many parking spots for a storage facility.

Supervisor Ruemenapp asked if the ordinance allows for any waiver of the parking space requirements and Planner Cassin indicated it does not.

Chairman Teltow asked if the plan would go to the fire marshal for review. Supervisor Ruemenapp indicated the fire marshal is only concerned with the width of the fire lanes, and doesn't need to review them prior to approval.

Mr. Monte indicated when he submits plans in Ira Township there is a fee of \$100 for a review by the fire department. Mr. Monte when dealing with Ira Township usually turns in an additional copy of the plan and the township sends it to the fire department for review where the township has leverage to get their approval timely. Supervisor Ruemenapp indicated Richmond's fire department won't do a review, and if this is required then all plans would go to Ira Township for approval. Mr. Monte felt the procedure would work well if it was a part of the Planning Commission's internal workings. Supervisor Ruemenapp indicated Richmond doesn't have a problem with Ira Township's fire marshal conducting any required approval.

Mr. Monte indicated the Drain Commission has approved the plan.

A motion was made by Member Stevens, supported by Member Goulston to approve the revised Northpointe Development, LLC site plan as submitted on 3-21-17 incorporating the Planner's recommended changes.

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

Nays: None.

Abstain: None.

Motion carried.

10) PLANNER'S REPORT

The Parks and Recreation grant application is progressing and available to be submitted to the State by the end of the month.

Planner Cassin presented Site Plan Review training session with planning commission members and ZBA members which has encompassed what a site plan is, why site plans are required, what authority Planning Commissions conduct business, who reviews site plans, key components of a site plan, and performance standards.

11) REPORT FROM COMMITTEES

None.

12) ADJOURNMENT

A motion was made by Member Robertson, supported by Member Pankiewicz to adjourn at 8:51 p.m.

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

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, April 18, 2017 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____