

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 16, 2017

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

Also present: Supervisor Ruemenapp, Planner Mark Lloyd, Wayne Baumgarten, Jeff Horner.

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

Member Edwards requested the minutes of March 21, 2017 be amended to reflect on the last page the next meeting will be held on May 16, 2017. A motion was made by Member Edwards, supported by Member Stevens to approve the March 21, 2017 as amended.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

A motion was made by Member Goulston, supported by Member Pankiewicz to approve the agenda as presented.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Member Stevens reported he attended on April 24th the DTE Wind Energy Seminar. When determining where to locate wind energy turbines, DTE uses a siting matrix that consists of several factors. According to the DTE matrix, it is very unlikely that commercial wind turbines would be located within Casco Township. Windmill foundations are often 15' deep and 50' wide and in the Thumb it's common if a wind farm is abandoned they shave about 5-6 feet of concrete off and replace the soil since most land is used for agriculture. Former Township Supervisor Karen Holk passed away after serving as a supervisor for 23 years.

Chairman Teltow also attended a wind energy seminar and shared a portion of an article he read regarding wind energy. Chairman Teltow will have the article copied for distribution at the next meeting.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A) SITE PLAN REVIEW: HENRY VANREYENDAM – TOOL AND MACHINE RENTAL/WHOLESALE BUSINESS

Planner Lloyd reported proposed project is located in B2 district, proposal 7200 sq. foot building on property fronting Gratiot. The properties around it are also zoned B2. There is an existing non-conforming residence on the property and also to the north. This is a commercial area, but it will be a while for homes to be converted or residents to move. Applicant is proposing to develop the property with buffer berms, building setback almost 200'. In accessing the property, it will have a long driveway before getting to the rear parking lot. The rear parking is screened. There is a paved area for 5 spaces and a handicapped parking stall at the front of the building. There are five parking spaces in the rear of the property that is shown with a gravel surface. The proposal for the back display storage area will also be gravel surface. The area for the dumpster will be concrete. There is also a considerable amount of landscaping which meets code requirements. The setback from south property is currently 14 foot. There is an obscuring fence and 20 foot setback along the north property line.

Jeff Horner indicated there will be a septic field. Mr. Horner indicated that he would move the 14' setback back on the revised plan for final approval. Mr. Horner's understanding is this will be an equipment rental location for residential rentals. Supervisor Ruemenapp said the application indicates wholesale business so a business plan would be required and he's concerned about the latitude that wholesale entails. The plan doesn't comply with ordinance with regard to paved parking in the back and the yard in the back. Discussion was held regarding prior approval of gravel parking for a new business. Parking for customers should be paved or a variance sought. Mr. Horner indicated under K5 it allows for a deviation.

Planner Lloyd indicated K5 applies to a special land use and this is a site plan review.

Member Edwards asked for clarification on the nature of the business. The drawing specifically says what will be stored on site such as lifts, mini excavators, generators, log splitters, posthole diggers, etc.

Mr. Horner indicated a retention pond is proposed on the second sheet of the drawing. Chairman Teltow would like to see the parking in the rear as a hard surface versus gravel. Member Pankiewicz is not comfortable with the term wholesale without understanding the nature of the business. Supervisor Ruemenapp would like an explanation as to what he intends under wholesale business. A set of plans needs to go to the drain commission for approval. The plan will need to compensate for whether parking is gravel or concrete for runoff rate.

Chairman Teltow cited the code that surfaces for required parking should be "hard surface". There was also a suggestion for an alternate location for the area with respect to the delivery truck location. Member Stevens asked for a definition of what a wholesale business entails.

Request to table by Mr. Horner. He will talk with the owner and find out what is meant by wholesale.

Planner Lloyd discussed with Planning Commission members what is reflected on the current plans to get feedback for Mr. Horner. Planning Commission members requested clarification on the

wholesale component, but appeared that the use would possibly be a permitted use based on similarity.

Supervisor Ruemenapp asked Planner Lloyd for guidance as to the paving and the suggested area on rear of building where five parking spots to septic area is proposed. Planner Lloyd indicated all parking area is to be paved because there is no provision in the ordinance that allows the Planning Commission to waive it being paved, but they could seek a variance. Principal permitted use would require paving. All outdoor display needs to be screened, greenbelt, containing a 3' landscape berm or masonry wall. Planner Lloyd indicated this is more retail and outdoor storage in nature which is an allowed permitted use and can deviate from requirement of paving with the exception of parking. DEQ permits and fire marshal permit was discussed.

A motion was made by Member Steven, supported by Member Pankiewicz to table the Site Plan Review: Henry Vanreyendam – Tool and Machine Rental/Wholesale Business to the June 20, 2017 Planning Commission meeting to allow better direction from and at the applicant's request.

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

Nays: None.

Abstain: None.

Motion carried.

Supervisor Ruemenapp asked that Mr. Horner include as part of their application what the nature of the business will be, including what will be rented so it becomes part of the file and can be referenced.

10) PLANNER'S REPORT

Planner Lloyd gave a brief bio of his experience which included his work in Orange County, California and eventually the City of Ann Arbor and has been in his current position for a couple years.

11) REPORT FROM COMMITTEES

Chris Ruemenapp will not be able to attend the July meeting. Supervisor Ruemenapp will contact Lorraine Lomerson to take minutes for the July meeting.

Currently the Parks and Recreation plan is moving onto discussions about future grants for developing the park property.

No report from the last ZBA meeting.

12) ADJOURNMENT

A motion was made by Member Goulston, supported by Member Pankiewicz to adjourn at 8:05 p.m.

Ayes: Members Keller, Edwards, Pankiewicz, Stevens, 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, June 20, 2017 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____