

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

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

Members Absent: Stan Pankiewicz..

Also present: Supervisor Ruemenapp, Planner Mark Lloyd, Henry Vanreyendam, 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

A motion was made by Member Edwards, supported by Member Goulston to approve the minutes of October 17, 2017 as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

A motion was made by Member Stevens, supported by Member Kelly to move New Business ahead of Unfinished Business

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. NEW BUSINESS

a) HENRY VANREYENDAM TOOL & MACHINE RENTAL/WHOLESALE BUSINESS – MODIFIED SITE PLAN REVIEW REQUESTED BY PETITIONER

Planner Lloyd reviewed the site plan as presented, indicating there was nothing significant changed on the site plan as presented tonight from the site plan previously submitted. There has been an infrastructure change from detention to a retention pond as requested by Road Commission. Member

Stevens clarified that runoff water would be staying on the property. Gravel storage area has been reduced in size.

Mr. Horner added retention pond slightly larger than originally proposed detention pond and eliminated necessity of a pump. The pond is double the size necessary being 10' deep and fenced.

Chairman Teltow clarified where concrete would be located on south side of building. Landscaping meets requirements under the ordinance. Trees will be protected if possible, per the site plan. Planner Lloyd clarified that plan doesn't require additional trees than what's proposed. Mr. Vanreyendam indicated trees referred to by Member Goulston are owned by the adjoining property owner. Member Robertson indicated as long as the trees proposed are present he doesn't have a problem with it the landscape. Mr. Vanreyendam indicated the property has been cleared and he hasn't taken down any trees. Planner Lloyd stated this will be a pretty attractive site with sufficient landscaping which will alleviate any concerns that any Members may have.

Mr. Vanreyendam indicated there are businesses that don't have approved site and Member Stevens encouraged Mr. Vanreyendam to talk to the Supervisor about those concerns.

A motion was made by Member Stevens, supported by Member Goulston to approve the modified site plan for Henry Vanreyendam Tool & Machine Rental/Wholesale Business dated 9-22-17.

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

Nays: None.

Abstain: None.

Motion carried.

Discussion held that the Drain Commission has had the plan for eight weeks and awaiting their approval.

b) NORTHPOINTE DEVELOPMENT, LLC – MODIFIED SITE PLAN REVIEW REQUESTED BY PETITIONER

Planner Lloyd pointed out the site is pretty much remaining the same, meets all code requirements and improvements are towards rear of the site with 10,800 sq. ft. building instead of the 6,900 sq. ft. building. What's proposed is putting an additional 3,900 sq. ft. storage space with concrete on the east side. No need for additional pavement on the west side of building with no access and meets parking requirements and currently have surplus parking spaces. This site has been well received, successful business expanding.

Chairman Teltow clarified this new building will connect to an existing structure. West side of existing structure is a solid wall. Swale will have to be reshaped and reseeded. No other improvements on the site are proposed.

Supervisor Ruemenapp said by combining the building it exceeds 12,500 sq. ft., and normally at 12,000 sq. ft. requires a sprinkler. Supervisor Ruemenapp took the plan over to Ira Township Fire Department and the Chief had no concerns. Sometimes an extended firewall or sprinkler is required. Site is on a well and a sprinkler system would likely have to tap the water main in Ira Twp. No occupancy of building other than materials.

A motion was made by Member Robertson, supported by Member Stevens to approve the site plan of Northpointe Development, LLC dated 11-3-17.

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

Nays: None.

Abstain: None.

Motion carried.

Request that the Planning Commission Members give Planner Lloyd four copies of the plans.

9. UNFINISHED BUSINESS

a) SOLAR ENERGY ORDINANCE

Planner Lloyd provided an update which is no different than what's been talked about and put into an ordinance format. Added items underlined and deleted items have been stricken. Section 13.26 has been modified. Dates have not been changed appropriately and Planner Lloyd will make those modifications. There has been some renumbering and changes indicating they can provide a sketch plan instead of full site plan. Small solar panels will be done administratively. Planner Lloyd prepared a matrix, but this ordinance is a little more fragmented than other ordinances reviewed. Suggest making it a handout or reference material to have in the book since it encapsulates what's in the written ordinance. Suggested to be added to the appendix. Planner Lloyd will look at where it needs to be and will figure out where it goes. It can be added as another page at the end, or on another page if there's room. The chart is handy and everyone wants that included.

A motion was made by Member Stevens, supported by Member Goulston to set a Public Hearing to review the Casco Township Revised Solar Energy Ordinance for January 16, 2018.

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

Nays: None.

Abstain: None.

Motion carried.

10) PLANNER'S REPORT

Member Stevens reported the current Legislature is whittling away at local control on many issues, but doesn't see them doing that on planning issues. Issues regarding medical marihuana remain out there. Signage, wireless communications laws have changed.

11) REPORT FROM COMMITTEES

Member Stevens reported the park grant original score was 240 for the DNR park, but went to 350 due to future of water trails and China Township interested in developing the water trails. Citizens committee is very enthusiastic. Grant to be awarded in December. There's another window of another year to purchase the property if they don't get the grant. DNR trust funds gave Casco Township 50 bonus points towards the grant. Money requested is small versus what some other municipalities are requesting. Development grants are harder to get. Anything ADA is usually approved, boat launches, kayak launches.

If no business comes in for the December meeting the meeting will be canceled.

12) ADJOURNMENT

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

Ayes: Members Stevens, Keller, Edwards, 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, December 19, 2017 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____