

MINUTES

CASCO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

TUESDAY, MARCH 20, 2018

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

Also present: Supervisor Ruemenapp, Planner Joe Tangari, Ted and Rosalie Rattee.

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 January 16, 2018 as presented.

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

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 Edwards, Pankiewicz, Teltow, Robertson, Keller, Goulston, Stevens.

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Notice for planning session on March 29, 2018. Planner Tangeri will be presenting.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

Supervisor Ruemenapp indicated the ordinance provision has been submitted to the county and expected back next month.

9. NEW BUSINESS

a) SITE PLAN REVIEW – RATTEE FOUNDATION REPAIR & WATERPROOFING BUSINESS

Planner Tangeri indicated this site is near the corner of Palms and Fred Moore Highway. Proposing to use the southern portion as a contractor yard for a foundation and waterproofing business. Stipulation of consent judgment, applicant must come into compliance with zoning ordinance within five years, this is year four. Public hearing could be set for the April meeting. Properties to east and west zoned B2. Proposing to put down gravel surface, upgrade driveway onto Palms Road, add a small garage, material storage bins, add four parking spaces and retention pond, fencing and landscaping the yard to screen it. The home site is not proposed to change. Material storage yards are permitted in B2. Screen wall or fence is required. Plans don't indicate the type of fence, so that will need to be clarified. Palms Road has 145 ft. setback from center line, and their site plan meets that requirement. Need clarification as to whether materials present will be hazardous. Site plan shows 10' greenbelt along the property lines, which should be 15'. Section 16.10 addresses open storage and requirements under the ordinance. Planner Tangeri having been by the site indicated nothing is taller than 8' that is currently being stored there. They are proposing a 6' fence.

Ted Rattee indicated there won't be anything tall stored on site, it will be pea stone, no hazardous materials stored on site. Basic vehicle maintenance is performed on site. No fuel storage on site. Rosalie Rattee indicated they propose a fence of 6' cyclone.

Chairman Teltow discussed requirement of 15' easement and what's proposed on the site plan is 10'. Parties have no problem with the 15' easement. Non-obscuring fence discussed. Planner Tangeri stated there's some discretion when B2 properties connect.

Ted Rattee asked about the requirement for a fence. Planner Tangeri said there is a requirement for a fence or wall and it should be obscuring, and the ordinance doesn't prohibit a cyclone fence. Chairman Teltow stated the B2 requirement for screening is designed to separate B2 from residential.

Planner Tangeri indicated materials for fencing tends to be wood or vinyl, which are primarily the options for fully obscuring fence. Planner Tangeri indicated there's not a lot of onsite employment, but having area designated for parking is helpful if they have anyone coming in, an area set aside for parking. Mr. Rattee indicated that the only people coming to the yard are family members.

Member Edwards doesn't feel cyclone fence will be bad with sufficient plantings.

Supervisor Ruemenapp indicated the cyclone fences with the slates make noise that can be heard as much as a quarter mile away and with the residence and gas station they may want to avoid using cyclone with slates. Supervisor Ruemenapp indicated they need to apply for a special land use. This will be put in the newspaper and sent to everyone within 300'. Parties need to fill out an application, fee is \$200.00 for the planner and administration is \$100.00, but the fire review fee previously paid will be refunded. Once a public hearing is held they will need Road Commission approval for driveway and drainage. Site plan needs to be modified to indicate greenbelt from 10' to 15'. Fence type and tree plantings should be indicated and moving the fence back to 15' should be indicated on the site plan. Supervisor Ruemenapp indicated they will need their engineer to make those modifications.

Ted Rattee indicated the approach will be concrete and driveway will be asphalt.

Supervisor Ruemenapp expressed concern if someone pulls in their driveway coming north their headlights will span into the house next door. Screen for the home has to be such that the headlights won't go through. North property line next to the house, northbound traffic, could be a headlight issue going into the house.

Member Edwards stated with 15' of landscaping and trees, staggered plantings on that side along with cyclone fence with taller trees should alleviate a problem with headlights into the neighbor's home. Member Stevens suggested they explore their options and see if they want to do vinyl fence or staggered taller plantings. Vinyl fence would have an obscuring effect and wouldn't require plantings.

Supervisor Ruemenapp stated he needs the special land use application this week to get it into the paper on Friday and Monday/Tuesday the mailings will go out.

Rosalie Rattee indicated they have had permission from the Road Commission for the driveway. Cost for the approach is around \$35,000.

A motion was made by Member Stevens, supported by Member Goulston to set a public hearing for Rattee Foundation Repair & Waterproofing business for special land use for the April 17, 2018 meeting.

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

Nays: None.

Abstain: None.

Motion carried.

10) PLANNER'S REPORT

Discussion regarding a marijuana ordinance with Lenox Township opting to take action on this. Planner Tangeri has a presentation that goes into depth into how marijuana is being permitted. Planner Tangeri will give a presentation in April. Lenox currently has 55 license applications and they're mandating that they have to be on water and sewer, pay the tap in fees. The Casco Township Board will be invited to attend the Planner's presentation. The presentation will be 20 minutes.

11) REPORT FROM COMMITTEES

None.

12) ADJOURNMENT

A motion was made by Member Pankiewicz, supported by Member Robertson to adjourn at 8:07 p.m.

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

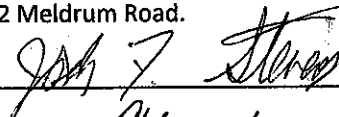
Nays: None.

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 17, 2018 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary



Christine Ruemenapp, Recording Secretary

