

---

MINUTES  
CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, APRIL 17, 2018

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

Also present: Supervisor Ruemenapp, Planner Joe Tangari, Ted and Rosalie Rattee, Gary Gendernalik, Jeff Horner, Robert Clancy, Tim Eddy.

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 Goulston, supported by Member Pankiewicz to approve the minutes of March 20, 2018 as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

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

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

a) RATTEE FOUNDATION REPAIR & WATERPROOFING BUSINESS

A motion was made by Member Edwards, supported by Member Pankiewicz to open the Public Hearing at 7:03 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

Planner Tangari stated there is a Consent Judgment in place whereby they must submit a site plan within a specified period of time. This is a special land use in a B2 district. They have a pole barn and a couple garage bays and an office. South side will be used as a contract yard and it's not currently enclosed. Site plan includes a contractor yard. Proposing to surface the storage yard with gravel, install a retention pond and add a small garage and storage bins. No hazardous substances are stored onsite. Proposing to fence and landscape the yard. Requirement to screen the yard, and they plan to provide a vinyl fence along the northern portion of the yard which will provide privacy screening, and the balance chain link fencing screened by landscaping. They've widened the landscape buffer to comply with the ordinance. Notes will need to be contained on the final plan when it comes in for stamping. Planner Tangari will want to know what species of landscaping will be contained in the plan in order to set a landscaping bond. No storage will be contained within 145' of center of Palms Road. Recommend approval of the site plan, but there are some housekeeping notes that are requested to be made in any approval.

Tim Eddy with Shink Engineering answered questions regarding the site plan. Member Edwards clarified the amount of trees are doubled, installed at 4', trees in front are 6' trees and vinyl fence is 6' along the north side of the road. Fence screening the equipment will be 6'.

A motion was made by Member Pankiewicz, supported by Member Robertson to close the Public Hearing at 7:12 p.m.

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

Nays: None.

Abstain: None.

Motion carried.

Member Stevens confirmed the dark area on the plans would indicate concrete so that debris is not tracked onto Palms Road.

Chairman Teltow clarified with the applicants whether or not there are customers that visit this site. Mr. Rattee indicated that customers do not come to their yard, they go to their residences. Office is located in the home for the business. Chairman Teltow indicated that a business normally has a handicap parking spot. Mr. Eddy indicated there is a sidewalk and they would propose a handicap parking space in front of the sidewalk and there is an existing ramp up to the door. The office is 800 sq. feet with a handicap ramp. Supervisor Ruemenapp suggested one of the existing parking spots could be designated handicap.

Mr. Rattee plans to plant arborvitaes to screen the yard and deciduous trees in the front will be used mostly for landscaping purposes, such as flowering crabapple. Applicants will need to provide a cost estimate for the landscaping.

A motion was made by Member Stevens, supported by Member Pankiewicz to approve the special land use and site plan for Rattee Foundation Repair & Waterproofing Business with the requirement that the site plan must include the type of fencing, types of trees and scrubs with cost estimate, the addition of the handicap parking spot, requirement to get approval by the Road Commission for the driveway, approval of the drainage plan, and measurements included on the paved area.

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

Nays: None.

Abstain: None.

Motion carried.

Applicant must provide four sets of the plans with the amendments.

8. UNFINISHED BUSINESS

None.

9) NEW BUSINESS

a) SITE PLAN REVIEW – ROBERT CLANCY CONTRACTING, INC.

Planner Tangari indicated the existing industrial facility on Marine City Highway is zoned industrial and most surrounding property is zoned industrial. The applicant proposes to expand the parking lot, adding 26 spaces which currently have 14. Current parking spaces there meet existing parking requirement for the site. The applicant has been requested to justify request based on the standards of the ordinance. Landscaping meet the requirements, not showing new lighting and Planner Tangari would request they speak to that. Question about the handicap spaces, they're not labeling any spaces for handicap. Must have two spaces marked handicap in order to meet the requirements of ADA. Planner Tangari recommends approval subject to a finding that they have fully justified the expansion.

Gary Gendernalik indicated Robert Clancy bought this facility in 2010 and his business has prospered and they have 28 employees, 6-8 employees on site daily. Currently employees park their cars onsite along with company owned equipment and they would like to eliminate the potential for accidents between trucks and employees. There is drainage currently, no additional lights proposed. Mr. Gendernalik indicated the applicant is in the construction business and will do the work himself and is requesting that the requirement of a bond is waived. There is a plan to add onto the retention basin.

Member Goulston stated that the drain has a berm and trees on it. Discussion held regarding not building within a drain easement. Mr. Gendernalik indicated it's a closed piped drain.

Supervisor Ruemenapp verified they will be submitting this to the Drain Commission. Pelton Drain is 75' easement and if they're going to do anything in that easement area that needs to be approved by the Drain Commission. Parking lot has no dimensions indicated on the site plan. Supervisor Ruemenapp suggested the site plan have Drain Commission approval and that the Planning Commission has no authority to waive the bond, that's set by the Casco Township Board which is 6% of the cost. The township board possibly could waive it, but the Planning Commission cannot. Member Stevens added the ordinance should be reviewed and adjusted to avoid any future confusion.

Mr. Gendernalik indicated he believes it's within the jurisdiction of the Planning Commission per page 120. Planner Tangari stated the Planning Commission approves a site plan, but they don't approve a permit and the bond is part of the permitting process. Planner Tangari requested a letter stating the number of employees for their records and Mr. Horner indicated that he sent Planner Tangari an email several days ago indicating that information so that requirement has been met.

Jeff Horner stated that he revised the plan, that there are five employees working in the front office, 11 truck drivers that come and leave and then come back, two mechanics, and as many as 30 employees in the field. Mr. Horner included a revised parking table on the site plan and the justification is on the plan.

Member Stevens verified there are no plans to put additional lighting. Revision 4-16 are the plans that are being reviewed tonight.

A motion was made by Member Stevens, supported by Member Pankiewicz to approve the Robert Clancy Contracting, Inc. site plan subject to drainage plan approval and contingent upon including the dimensions of the parking area and the employee justification table submitted on the 4-16 plan.

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

Nays: None.  
Abstain: None.  
Motion carried.

10) PLANNER'S REPORT

Planner Tangari will do the marijuana presentation next month.

11) REPORT FROM COMMITTEES

Member Goulston went to the planning conference and attended a session on drainage. Eric Isaacson from the SCC Drain Office said 85% of the calls don't have to do with drainage. Michigan is the most drain dependent state in the country. All drains designed for a 10 year storm which is 3.2" of rain in 24 hours. 100 year storm is 4.5" rain in 24 hours.

Zoning Board meeting held and there was no business covered.

Supervisor Ruemenapp indicated there is a neighborhood watch meeting on Thursday night and will have Homeland Security making a presentation.

12) ADJOURNMENT

A motion was made by Member Goulston, supported by Member Edwards to adjourn at 8:17 p.m.

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

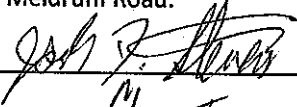
Nays: None.

Abstain: None.

Motion carried.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, May 15, 2018 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary



Christine Ruemenapp, Recording Secretary

