

MINUTES  
CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, SEPTEMBER 18, 2018

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

Members Absent: Stan Pankiewicz, Kyle Robertson.

Also present: Supervisor Ruemenapp, Planner Joe Tangari, Wayne Baumgarten, Henry Vanreyendam, Kerry Chaben, Brian Brooks.

1. CALL TO ORDER

The meeting was called to order at 7:03 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 Stevens, supported by Member Goulston to approve the minutes of August 21, 2018 as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

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

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

Henry Vanreyendam from Casco Rental has an agreement with a franchise trailer company and plans to rent and sell 4x8 construction trailers, requiring approval from the township. There is a berm 60x20 and he would like to display a few trailers on the berm.

Member Keller said he doesn't have a problem with displaying trailers on the berm as long as the balance of the trailers are stored in the back.

Supervisor Ruemenapp said this is the first that he's heard of parking trailers on the berm. In order to have a franchise he has to have a dealer's license, as long as he follows township ordinance there's no issue with a dealer's license. Supervisor Ruemenapp this is a commercial property and there is no issues with sales and had previously advised him the display area is behind the building, and further advised him to come to this meeting.

Henry Vanreyendam plans to have a digital sign up front and can park the trailers in the back if necessary. Planner Tangari indicated he can use the digital sign to advertise the trailers in the back. This doesn't fundamentally change what he's doing and no need for a site plan revision. Mr. Vanreyendam needs township approval to get his dealer's license, but not sure exactly what township needs to do.

Supervisor Ruemenapp said Jeremy's Automotive has a dealer's license from the state and local zoning approval. Supervisor Ruemenapp approved Jeremy's as a Class A and Mr. Vanreyendam would qualify and Class B. Supervisor Ruemenapp spoke to the lawyer and said both Classes A and B would be fine as long as applicant complies with all township rules, regulations and ordinances. Approval is required in order to get his franchise.

Planner Tangari confirmed that if applicant follows this site plan he would be very comfortable with approval for what he wants to do.

Chairman Teltow stated Mr. Vanreyendam has a lot of support from the Planning Commission and requested a letter stating what his intentions are so that the balance of the Planning Commission who are not present have a complete understanding, and include in the letter a short business outline of what he's planning to do. The letter will be put in the file with the site plan. Applicant was advised upon receipt of that letter consistent with discussions that the applicant would have approval.

Kerry Chaben and Ben Bartolini have acquired 5953 County Line Road plan to have a self-storage facility. They had previously discussed with the Planning Commission a self-storage and daycare combination. Mr. Bartolini indicated that a day care is not conducive use with a self-storage facility per state regulations. Mr. Bartolini discussed concerns they have such as lighting, water and watershed.

Supervisor Ruemenapp stated with Millstone's additional 300 units that a self-storage facility would qualify under special land use for the reason it offers a service to the local community. Water and sewer can be obtained from the trailer park by agreement, but drainage might be a problem. The property doesn't have enough room for a pond, applicant would have to have a method of holding until discharged.

Brian Brooks stated they're planning two dry wells for the property and use a French drainage system. Their plan is to concrete the entire area. They would be adding wall packs for each aisle way which wouldn't interfere with residential properties. Plans for a 6' masonry wall.

Supervisor Ruemenapp stated that dry wells need Drain Commission approval and township has little to no control over the drainage plan.

Member Edwards asked for an explanation of what a dry well looks like. Mr. Brooks stated it's a 1650 gallon holding tank which includes piping and a French drain. Water seeps through the ground like a septic field from the holding tank.

Chairman Teltow stated with two dry wells it might be something like an agricultural type run off and the applicant might want to check on that.

Ben Brooks stated with setbacks and the existing building that the 140' mark is right at the back end of the building so there's no plans to adding onto the front of the existing building, that all additions would be to the back of the building. The existing building would have climate controlled units.

Member Stevens would like Planner Tangari to verify that a self-storage facility falls under a special land use for the zoning district.

Supervisor Ruemenapp stated a public hearing would be necessary, but that the parties could start working with the Drain Commission on their drainage plan. Chairman Teltow encouraged the parties to meet personally with the Drain Commission.

Brian Bartolini stated the plan is for 80 exterior units and 20 interior units and with expansion of the building adding another 20-30 units in the single-story building. Chairman Teltow encouraged the parties to talk to Ira Township Fire Department.

Member Stevens asked Planner Tangari to make the determination if it falls within special land use for the zoning district prior to the parties completing their site plan and provide 10 sets.

Chairman Teltow requested a site plan be provided to the Planning Commission to review at the next meeting in order for a public hearing to be scheduled.

Supervisor Ruemenapp stated they would need an agreement for metered water and sewage from the trailer park. Parties would have to show something in writing that those agreements exist.

**7. PUBLIC HEARING**

None.

**8. UNFINISHED BUSINESS**

**a) ZONING ORDINANCE LANGUAGE REVISION – INDUSTRIAL USES ON GRAVEL ROADS**

Planner Tangari has cleaned up the language from the last meeting regarding all season roads versus Class A, switched to direct access, but that the language is not substantially different from last month.

Supervisor Ruemenapp is looking for a special assessment district on Bethuy Road to pave it. An all season road is more expensive than a paved road and the difference is weight restrictions. Supervisor Ruemenapp would like to get this moving in order to get this engineered, have two public hearings by September in order to apply for matching money.

Member Stevens stated he'd rather have an all-season road if it's not too outrageously expensive. Supervisor Ruemenapp stated said there's a business on that road that plans on expanding in three years, and said he would talk to the Road Commission about this.

Chairman Teltow inquired about a travel study and believes there's some validity in having a petitioner do a traffic study with respect to traffic flow and what's going to happen on Marine City Highway and Gratiot. Any site plan can require a traffic study.

Supervisor Ruemenapp stated that a traffic study can be required on some things, not sure about on a main thoroughfare that the county controls that.

Member Stevens inquired whether an all seasons road will require a turn lane on Marine City Highway.

Planner Tangari stated there is a fee schedule for a traffic study.

Chairman Teltow stated this can be carried over to the next meeting since there are other questions that need answers before we a final determination is made.

**b) ZONING ORDINANCE LANGUAGE REVISION – MULTIPLE RESIDENCES**

Planner Tangari stated he reviewed content from other communities. What's proposed is more land per unit than our neighbors so we're in the right ballpark. Switching 12.02 and 12.03 is on target. Setbacks have been addressed.

Discussion held about dumpster pads and a set of basic standards. Chairman Teltow suggested Members look at businesses with dumpster pads. Member Edwards would like to see flexibility in the design of dumpster exterior enclosures. Supervisor Ruemenapp suggested wording it differently or do it in such a way they can go for a variance. Planner Tangari indicated a masonry wall is not required, just durable material, and Supervisor Ruemenapp wants it crystal clear so there's no gray area to be interpreted. Planner Tangari to bring this updated to the next meeting.

Planner Tangari stated as far as multiple residences, if there are no changes the township won't be in bad shape. Discussion held regarding large lot sizes to avoid requests for variances.

Member Stevens suggested err on the side of a bigger lot size, and also mentioned the township should not create a condition which would require a future applicant to seek a variance to develop the land. Chairman Teltow requested that Planner Tangari look at what's currently proposed and come back with recommendations.

Supervisor Ruemenapp stated he believes if the lot size was changing to two acres it's likely you'd have to notify every property owner in the township of the change because of the effect on their property. Planner Tangari will check on that requirement.

Supervisor Ruemenapp stated that anything over two residences is classified by the DEQ as a subdivision. Supervisor Ruemenapp's attempted to contact them to get clarification, but likes what's proposed

c) POND ORDINANCE REVISION

Planner Tangari indicated the pond ordinance is going to refer to the county standards.

9. NEW BUSINESS

None.

10. PLANNER'S REPORT

None.

11. REPORT FROM COMMITTEES

Supervisor Ruemenapp got a notice of a workshop and will get you that info to you. Discussion held regarding a resident moving in metal storage units to house animals. If the units are mounted to the ground she will be required to get a building permit. Supervisor Ruemenapp stated a new DTE natural gas power plant is being built and there's a meeting next week at Marine City High School. They're shutting down 3 coal plants. Activity in the area as far as gas storage.

12. ADJOURNMENT

A motion was made by Member Edwards, supported by Member Keller to adjourn at 8:30 p.m.

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

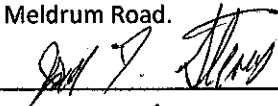
Nays: None.

Abstain: None.

Motion carried.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, October 16, 2018 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary



Christine Ruemenapp, Recording Secretary

