

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 16, 2018

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

Members Absent: Stan Pankiewicz, Kyle Robertson, Gerald Keller.

Also present: Planner Joe Tangari , Wayne Baumgarten, Gary Gendernalik, Mr. Monte, Robert Kehrig, John Monte, Christine Anderson.

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 Edwards to approve the minutes of September 18, 2018 as presented.

Ayes: Members Stevens, Goulston, Edwards, Teltow.

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

A motion was made by Member Stevens, supported by Member Edwards to modify the agenda to place New Business in front of Unfinished Business in order to accommodate the applicants present.

Ayes: Members Edwards, Stevens, Teltow, Goulston.

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

There is a Metropolitan Planning Commission Seminar on October 29, 2018 and anyone wishing to attend is to let the township know so those arrangements can be made.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. NEW BUSINESS

a) SITE PLAN REVIEW – CENTURY TRUCKING, INC., 9700 MARINE CITY HIGHWAY

Planner Tangari indicated this is a straight forward application and site plan on an industrial zoned parcel.

The proposal is to expand the parking lot by adding 22 parking spots which will then bring the total to 39

spaces. The ordinance has a cap for an overage of spaces at 20% and they are going to go over that cap by 1%. There may be a request to grant a waiver of the cap.

John Monte from Project Control Engineering indicated there's an existing gravel area and they plan to pave that existing gravel lot. The reason for the 21% overage on parking is due to the size, not a special need and applicant willing to reduce the site by one parking spot. Applicant is planning to pave an existing strip currently used for parking. Every 25 parking spots require another handicap spot and there is currently one handicap spot on site. Applicant willing to restripe and put an additional handicap spot in the front.

Member Stevens inquired as to procedure to waive the cap for excess parking. Planner Tangari indicated the reason must be stated for the excess parking, and inclusion of an additional handicap spot can be conditioned upon approval and the applicant when submitting the stamping set that handicap spot should be moved.

Chairman Teltow felt the excess parking made sense due to the number of employees, nature of the business and separation of employee parking from the rear, as well as moving the additional handicap spot adjacent to the building is appropriate. This will take the site from 39 parking spots from 22.

A motion was made by Member Stevens, supported by Member Goulston to approve the site plan, grant an exemption to the parking spot cap on the number of parking spaces for this type of use due to the number of employees and the applicant must move the handicap parking space adjacent to the front of the building.

Ayes: Members Edwards, Stevens, Teltow, Goulston.

Nays: None.

Abstain: None.

Motion carried.

Member Stevens asked that the Planner give a recommendation at the end of his letter outlining his site plan review.

b) **SITE PLAN REVIEW – ROBERT KEHRIG, 9222 MARINE CITY HIGHWAY**

Planner Tangari stated the site plan pertains to a use of an existing building. This site has several buildings on it with the first building approved in 2016 and the second in 2017. Both buildings were approved as cold storage buildings. Since 2017 the northern most building is been leased to a landscaping company and they propose to add a roof over an existing landscape bin and an addition of a bathroom in the southwest corner of the southerly building which will connect to the septic field. Planned bathroom is to accommodate employees using the storage building as well as landscaping employees which will be accessible from outside. Applicant proposes to have parking remain the same. Planner recommends reassess the graveled parking area. Landscaping at front of the site is installed in accordance with previous approval. Planner Tangari broke down the square footage and indicated should applicant wish to lease out buildings for cold storage as long as they're not changing the use of the space from warehouse, storage of trucks, the use hasn't changed and there's no prohibition of leasing that space.

Gary Gendernalik stated when the site plan was approved in 2017 it shows gravel and cold storage and the applicant has kept personal items in the back building and put a partition wall up and is now renting to the landscaping group. The storage bin in in place over the southern sector for storage of salt and they put their Bobcats in there. Applicant is requesting approval of this modified site plan. Applicant is in steel fabrication and the buildings are used to house steel fabrication for assembly and storage and the lavatory facilities will enhance the site. This location is not open customers and only used by landscape employees to pick up equipment. The landscape company has an office off site. The site plan proposes partitioning the southerly building into three, but that's no longer what is desired.

Member Edwards asked if the applicant plans to bring water and gas up to those buildings. The applicant plans to heat the cold storage buildings with radiant heat.

Member Stevens inquired as to how much space the landscaping business uses, and applicant indicated one-third of the northerly storage building. The landscape business changes oil on their equipment only and disposes of fluids appropriately. Planner Tangari indicated vehicle maintenance is permitted in a light industrial zone.

Chairman Teltow stated his concern about the buildings remaining used for storage and the planned restroom a fair distance away from the current tenant landscape company. Discussion held regarding the bathroom meeting ADA requirements. Chairman Teltow asked the applicant to discuss the requirements of having the bathroom closer to the employees with his engineer.

Gary Gendernalik stated the applicant would comply with whatever requirements are necessary for the bathroom. Discussion held regarding relocating the bathroom in the building proposed. Mr. Gendernalik stated the applicant wishes to modify the site plan submitted and requested this matter be tabled. Chairman Teltow stated that the site plan must illustrate what the petitioner will actually construct on the location.

Chairman Teltow discussed the concrete required around the dumpster area.

Member Stevens stated there have been exemptions in the past for paving surfaces. Mr. Gendernalik stated this is not a business where people are coming in and if the type of business leasing space changes they will come in and get a zoning certification and if there's a deviation then he would have to come in and modify the site plan.

Planner Tangari stated what's proposed for parking spaces is 19 more than required for this site.

John Monte stated that the site plan was prepared based upon discussions of the parties and he will need to make modifications. Mr. Gendernalik stated the applicant wishes to revise the site plan submitted and requested this matter be tabled.

Planner Tangari stated if there is an area that's revised it will have to go through a review process.

Gary Gendernalik stated the fuel tanks are owned by Foster Oil and appropriately located and that information was given to the building inspector. The applicant may choose to move the landscaping tenant to the original existing building to alleviate some of the requirements discussed tonight.

A motion was made by Member Stevens, supported by Member Goulston to table site plan review – Robert Kehrig, 9222 Marine City Highway pending applicant submitting a revised site plan.

Ayes: Members Edwards, Stevens, Teltow, Goulston.

Nays: None.

Abstain: None.

Motion carried.

9. UNFINISHED BUSINESS

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

Planner Tangari struck out a portion, going with the most basic language. Supervisor Ruemenapp preferred no changes be made that would negatively affect what the township wants to put in place for Bethuy Road.

Member Edwards asked about what all season roads are. Discussion held regarding surfacing and engineering requirements of an all season road.

- b) ZONING ORDINANCE LANGUAGE REVISION – MULTIPLE RESIDENCES
Planner Tangari stated what's submitted is ready to be set for a public hearing.
- c) POND ORDINANCE LANGUAGE REVISION
Planner Tangari stated what's submitted is ready to be set for a public hearing.
- d) DUMPSTER PAD ORDINANCE LANGUAGE REVISION
Planner Tangari modified item A6 extending the pad 12' outside a gated enclosure so you have the front of the truck on a concrete pad. Item A8 states anything that doesn't abut pavement will have a turn down/rat wall, with a fence or wall not less than 5', not more than 8'.

Member Edwards asked about durable materials designed to match the building and what that meant, whether a brick building requires a brick fence?

Planner Tangari stated that language could be added that the material used for a fence must complement the existing building.

Planner Tangari discussed lot sizes and stated one acre lot minimum is fairly common, and that Casco Township is not out of the range for lot size and setbacks. Discussion held regarding lot sizes in an industrial subdivision.

A motion was made by Member Stevens, supported by Member Goulston to set a Public Hearing on the Dumpster Pad Ordinance Language Revision, Pond Ordinance Language Revision, Zoning Ordinance Language Revision – Multiple Residences and Zoning Ordinance Language Revision – Industrial Uses on Gravel Roads at the next meeting of November 20, 2018.

Ayes: Members Edwards, Stevens, Teltow, Goulston.

Nays: None.

Abstain: None.

Motion carried.

10. PLANNER'S REPORT

None.

11. REPORT FROM COMMITTEES

None.

12. ADJOURNMENT

A motion was made by Member Edwards, supported by Member Stevens to adjourn at 8:25 p.m.

Ayes: Members Edwards, Stevens, Goulston, Teltow.

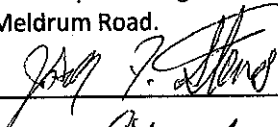
Nays: None.

Abstain: None.

Motion carried.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, November 20, 2018 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary



Christine Ruemenapp, Recording Secretary

