

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

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

Also present: Planner Joe Tangari, Wayne Baumgarten, Jason Pirosko, Wally Frontera, Derek Rose, Jeff Horner.

1. CALL TO ORDER

The meeting was called to order at 7:02 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 Robertson to approve the minutes of November 20, 2018 as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF THE AGENDA

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

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

Chairman Teltow announced that Cynthia Goulston, Keith Teltow and Kyle Robertson have been reappointed to three year terms of the Planning Commission.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

a. REVISED SITE PLAN REVIEW – E.M.C. LAND DEVELOPMENT, LLC, MARINE CITY HWY., TRUCK TERMINAL OPERATION

Planner Tangari indicated this revised site plan comprising 14 acres which includes a building with an office, shop and wash bay. Applicant is proposing a large gravel area for 26 spaces for truck parking and bins for storage of material. Applicant is compliant with all standards of the ordinance. They have adjusted landscaping to meet standards of the ordinance. Planning Commission had asked for confirmation of cutoff fixtures and for the dumpster to move its site. They're going to need to run their drainage plan by SCC Drain Commission. Applicant reduced the number of storage spaces in the back, it's now truck spaces rentable to the core business. There is screening and open storage areas. The revised site plan has a 20' buffer on each side of their lot. The building has been modified to include masonry material meeting standard on the street facing façade of the building.

Member Stevens inquired about the south side and whether the Planning Commission is being asked to waive full screening requirements.

Member Keller inquired as to how many truck bays there are and discussion was held about possibility of contamination with asphalt milled parking areas.

Member Stevens indicated what is proposed is a standard parking lot. Planner Tangari indicated construction of the parking lot and materials used fall into engineering standards.

Member Stevens indicated Century Trucking has a gravel lot in the back. Maintenance of trucks takes place inside the building and drainage of oil would be collected on site. Applicant will require SCC Drain Commission approval.

Chairman Teltow inquired about the dumpster area and Jason Piroso indicated the applicant has hardly any garbage and proposes having a rolling dumpster 3 x 3. Wally Frontera indicated there's an alcove on the concrete area that faces the back and would meet all requirements for a trash enclosure.

Chairman Teltow inquired about landscaping on the eastern and western property line. Zoning requirement requires a buffer, fence, wall. DNR Customs will be building to the west.

Mr. Frontera asked whether both applicants tonight will need to put a line of trees screening their properties next to each other or if they could coordinate their screening. There's no guarantee that both applicants will build simultaneously.

Member Stevens stated open storage is required to be screened, Planning Commission may waive or reduce screening. Planner Tangari indicated applicant can reduce the cost of screening by using trees instead of a wall and using existing vegetation. Member Stevens stated the Planning Commission can waive screening for storage, but must have screening for the building.

Chairman Teltow inquired as to the materials being used in the parking area and Mr. Pirosko recited the materials to be used.

Member Edwards inquired whether existing vegetation can be left to reduce the cost of screening. Planner Tangari stated applicant must submit stamping copies and any additions need to be added to the stamping copies.

A motion was made by Member Stevens, supported by Member Goulston to approve the Revised Site Plan for E.M.C. Land Development, L.L.C. contingent on allowing applicant to show on the drawing the included vegetation on the west side of the property line to the back of the building, waive the screening requirement for the storage lot in the rear, include the trash enclosure in the back pocket of the building on the plan, upon receipt of the final drainage approval from the St. Clair County Drain Commission, and to include the cut sheet for lighting fixtures in the final plan.

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

Nays: None.

Abstain: None.

Motion carried.

Chairman Teltow expressed his desire to ensure the plan approved here is the one that is being used out in the field and that no building permit is issued until the township has the final site plan so that everyone is working from the same site plan.

The applicant was asked to submit a letter to the township outlining the nature of his business.

9. NEW BUSINESS

a. SITE PLAN REVIEW – DEREK ROSE/DNR CUSTOMS, LLC., MARINE CITY HWY., CUSTOM TRUCK REPAIR FACILITY

Planner Tangari stated this site plan is the lot to the west of E.M.C. Land Development, which is 14.29 acres, so they are almost identical lots. Both lots are undeveloped and have industrial zoning. There is no development proposed on the ag portion of the property. Property to south and west has industrial zoning. What is proposed is a new building for DNR Customs, L.L.C., including a small office, shop area and storage space. Applicant is proposing a display area up on a berm on Marine City Hwy. Overall site plan impacts 5.75

acres of the site at the southern end. Applicant is proposing a large RV storage lot for 46 RV's in the back. Planning Commission needs to have a discussion about relationship of those two businesses and what their operational considerations are; is it accessible 24/7 or limited hours, is someone in the office who is responsible for renting out the spaces. The building itself meets dimensional standards of the ordinance. There are 36 parking spaces proposed. A few are gravel spaces and they are to be paved when constructed. Several parking spaces are close to the Marsac Creek and in the drain easement. Applicant has approval from the SCC Drain Commission in writing noting so long as they're not putting structures or building in the easement applicant is permitted to do this. Drain Commission is willing to issue a license to occupy the easement when they are going to get their draining plan approved. Applicant has front-end landscaping, berm, trees and buffer landscaping on the sides. There is existing vegetation, don't know if that will be preserved, but some could be preserved. There is 50% brick veneer on the front of the building. Signs are approved under a separate application process.

Jeff Horner from Project Controls Engineering and Derek Rose are present to answer questions. Derek Rose indicated the current business is open from 7:30 to 6:00 Monday through Friday. There is a minimum of two people in the office at all times, sometimes three, and this is not a high-traffic business. Customers come and go dropping off their vehicles to be customized and customers do not customarily stay at the building while their vehicle is being serviced. Their plan is to have the current employees manage the RV storage.

Member Keller inquired about the size of the large gravel area. Mr. Rose indicated this is an area for large trucks and tow trucks to come in, back up and unload their vehicles and enough room for those larger vehicles to come in and do a full loop. This would be characterized as a large unloading area. Currently the business services approximately 20 vehicles a week and hoping to increase the number of vehicles customized in the future.

Mr. Horner indicated they would reduce the number of parking spots and it would help with the draining along the creek. Mr. Horner made a copy of the email received from the Drain Commission and circulated a copy of the email.

Planner Tangari indicated the ordinance is designed for more like tire shops, oil facilities where they might have a truck for 10 days and it's inside. Parking for employees is needed, but don't see this as a situation where they're working on 10 trucks at one time and people are waiting for their trucks under the current structure of the building.

Mr. Rose indicated about five percent of the people wait for their vehicle, and they usually have a one to two-week backlog working on trucks. Their plan is to do a little service work,

but they have people coming sometimes 5-6 hours away and they'll accommodate them while they wait. Their business is customizing trucks for a variety of reasons, not doing tune ups and oil changes. Member Stevens indicated to Mr. Rose if the nature of his business changes they will need additional parking.

Chairman Teltow requested that the applicant submit a letter to the township indicating the nature of his business and what their future plans include.

Mr. Rose indicated the large gravel area is 180 x 110. Planner Tangari indicated there's nothing in the ordinance prohibiting an area like that.

Planner Tangari asked the applicant to review the more comprehensive dumpster enclosure ordinance. That allows some leeway from a masonry wall to a fence.

Mr. Horner indicated the applicant has requested that he not eliminate the parking spaces as previously discussed, so that there would be a total of 15 spaces.

Chairman Teltow reminded the applicant they need the 20' greenbelt on each side of the property. Chairman Teltow inquired about the two different businesses proposed on the site.

Planner Tangari indicated there is not a hard and fast rule about having multiple businesses on the same lot. There are examples of that in the township such as the rental business, Kehrig site and Northpointe Storage, as long as you can show that it makes sense operationally.

Chairman Teltow indicated that a business such as this that customizes trucks may also be customizing RV's.

Planner Tangari indicated that the RV storage area can be gravel and paved parking is not required since the business is being run out of the building which has paved parking.

Applicant Rose requested the site plan review be tabled until January to make the discussed modifications to their site plan.

A motion was made by Member Keller, supported by Member Pankiewicz to table the Derek Rose/DNR Custom, L.L.C., Marine City Hwy. Custom Truck Repair Facility Site Plan Review to January 15, 2019.

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

Nays: None.

Abstain: None.

Motion carried.

10. PLANNER'S REPORT

None.

11. REPORT FROM COMMITTEES

Meeting dates for 2019 and election of officers will be held at the January meeting. Member Stevens and Chairman Teltow attended the S.C.C. Metropolitan Planning Commission seminar. There was a tremendous amount of stuff in the report. They stressed working with natural assets of the county with different business opportunities. Short-term rentals and Air B&B's were discussed; however, Casco Twp. isn't a township that would likely be affected by this. Township authority comes from the state, the township is not home ruled under Dillon's law.

Chairman Teltow noted that a site plan "flow chart" was created by the Building Department and other township employees. He asked the planners to review this for the January meeting.

Member Stevens stated that when the township receives the stamped site plan it goes into the permanent township records which is what's used in the future, so it's important that those stamped site plans are accurate and reflect what's happened here at the Planning Commission.

12. ADJOURNMENT

A motion was made by Member Pankiewicz, supported by Member Keller to adjourn at 8:35 p.m.

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

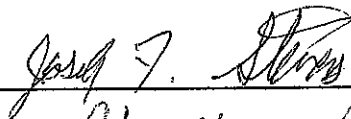
Nays: None.

Abstain: None.

Motion carried.

The next regular scheduled meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, January 15, 2019 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary



Christine Ruemenapp, Recording Secretary

