

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 15, 2019

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

Absent: Kyle Robertson.

Also present: Planner Joe Tangari, Wayne Baumgarten, Derek Rose, Jeff Horner.

1. CALL TO ORDER

The meeting was called to order at 6:59 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 December 18, 2018 as presented.

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

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF THE AGENDA

A motion was made by Member Pankiewicz, supported by Member Keller to approve the agenda as submitted.

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

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

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

Planner Tangari reviewed the site plan with the Planning Commission. Excess parking has been eliminated along the Marsac Creek. Dumpster area has been put into a partially fenced area and 15 parking spaces adjacent to the building. There is space for temporary RV parking at the office area before pulling it into the back. Current site plan removes excess paving. They have added some cluster trees down the east side of the property. Purpose of the landscaping is creating a screen leading to the back of the property. Drainage plan is being addressed with the S.C.C. Drain Commission and they have correspondence from the Drain office regarding their property adjacent to the Marsac Drain. There is a bit of wetlands on the property that will have to be addressed by the Drain Commission. No prohibition of two businesses being operated on a zoned industrial site, as long as businesses are harmonious and likely to co-exist. Open storage yards generally require fencing, but when adjacent properties are zoned industrial that can be waived. They're showing a chain link fence around the RV storage lot. Building meets 50% masonry building material requirement. There was a discussion at the December meeting regarding the gravel yard between RV yard and the building. Sign is approved under a separate application. As long as what remains in bold can be resolved the planner recommends approval. In bold is recommendations of approval conditioned upon such things as working with the Drain Commission, waiving solid wall requirement for the storage area and the sign is not part of the approval here.

Member Pankiewicz asked about the difference in the January 10 and January 7th plans. The difference is on the eastern property line and edge of the gravel is closer to the property line.

Member Keller doesn't see any problem with the screening since it is so far off the road. Member Stevens stated the back the trees are not required, but if it was not so far back it would have to be screened and what's proposed is a 6' chain link fence.

Jeff Horner stated the property owner to the east is going to add trees all the way down. Derek Rose indicated that he and Wally Frontera are going to split the cost of the trees and Derek Rose would take care of the grouping as shown on his site plan and they'll work together to add screening necessary. Each will take care of the landscaping that is on their property. Heavy brush and trees will remain on the west property line in the location of Marsac Drain; which is a policy of the Drain Commission to maintain the drain. Storage yard is 575' off the road. Applicant's intent is to keep the eastern edge of the property landscaped in cooperation with Wally Frontera who owns the property on the eastern edge of the property to avoid two rows of trees next to each other.

Planner Tangari stated the ordinance indicates parking spaces and maneuvering lanes should be paved and the identified parking spaces are paved on the site plan. RV storage lot is generally classified as storage yards and there's an example at Northpointe Storage, and appears to meet the ordinance.

Chairman Teltow requested of Derek Rose that when he puts the letter together for the township as to what his business encompasses and what he's going to do on that site to include something that indicates that parking to the north is being used for RV parking.

Chairman Teltow questioned the screening on the dumpster and whether gates are required. The pending zoning ordinance requires it be enclosed. Derek Rose would prefer the dumpster area remain as is reflected on the site plan.

Planner Tangari stated the gates have two functions, keep people out and have a screening function. Planner Tangari stated the ordinance is not in effect yet and understands the applicant's concerns and the purpose of the ordinance is served by the existing gate and the screening effect achieved.

A motion was made by Member Stevens, supported by Member Pankiewicz to approve the site plan for Derek Rose/DNR Customs, LLC, Marine City Highway subject to Drain and Road Commission approval with special emphasis paid to the wetland zone, waive screening requirements for the east and west RV storage area, and that the site plan approval does not include approval of the sign of the business which is done administratively.

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

Nays: None.

Abstain: None.

Motion carried.

9. NEW BUSINESS

a. Election of Planning Commission Officers

A motion was made by Pankiewicz, supported by Member Stevens to open elections for the 2019 Planning Commission.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Stevens, supported by Members Edwards to re-nominate Chairman Teltow for the 2019 Planning Commission year as Chairman.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Goulston, supported by Member Edwards to close nominations and elect by acclamation Keith Teltow as the chairman of the Planning Commission.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Stevens, supported by Member Keller to re-nominate Member Pankiewicz as the Vice Chairman of the 2019 Planning Commission.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Edwards, supported by Member Stevens to close nominations and elect by acclamation Stan Pankiewicz as the vice chairman of the 2019 Planning Commission.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Edwards, supported by Member Pankiewicz to re-nominate Member Stevens as the Secretary of the 2019 Planning Commission.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Keller, supported by Member Pankiewicz to close nominations and elect by acclamation Joe Stevens as the Secretary of the 2019 Planning Commission.

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

Nays: None.

Abstain: Member Stevens.

Motion carried.

A motion was made by Member Stevens, supported by Member Edwards to re-nominate Member Pankiewicz as the representative to the Zoning Board of Appeals for 2019.

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

Nays: None.

Abstain: None.

Motion carried.

A motion was made by Member Edwards, supported by Member Stevens to close nominations and elect by acclamation Member Pankiewicz as the representative to the ZBA for 2019.

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

Nays: None.

Abstain: None.

Motion carried.

b. Set 2019 Meeting Dates, Time and Location

The dates of the meeting were read by Member Stevens as the third Tuesday of each month, Tuesday, February 19, March 19, April 16, May 21, June 18, July 16, August 20, September 17, October 15, November 19 and December 17, 2019 and January 21, 2020,

A motion was made by Member Pankiewicz, supported by Member Goulston to adopt the meeting dates as stated for the third Tuesday of each month at 7:00 p.m. at the Casco Township Hall, 4512 Meldrum Road.

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

Nays: None.

Abstain: None.

Motion carried.

c. Zoning Ordinance Discussion – Paved and Unpaved Surfaces

Planner Tangari pointed out there appears to be a trend to have a storage yard on the back of properties indicated on site plans for storage of RV's or their own equipment. Planner Tangari has reviewed Township ordinances and other communities' ordinances, as well as situations where parking spaces have been scattered around the storage yard for employees in an area not meant for storage. Discussion has been held previously about what qualifies as a maneuvering lane and laying out required width and standard for desired spaces.

Member Edwards stated he doesn't mind allowing for unpaved areas, but doesn't want it in every instance, and would rather have an opportunity to waive it then put something in the ordinance that says no storage lot is paved.

Chairman Teltow discussed materials used for parking lots such as limestone instead of gravel, as it crushes and weathers better.

Planner Tangari stated that surfacing requirements are not in most zoning ordinances, and that most communities try to roll with applications as they come in, possibly urban areas don't deal with as many storage yards.

Chairman Teltow stated that Supervisor Ruemenapp pointed out to him that many of these storage yards have the issue of a lot of trucks coming out of these areas in the back and tracking on the roads. Member Pankiewicz said addressing what material is used in those lots may reduce that tracking.

Member Keller and Member Edwards addressed limits on the number of businesses run off of one site.

Chairman Teltow stated that Supervisor Ruemenapp suggested before the Planning Commission spends time on these topics they may want to seek guidance from the Casco Township Board on whether that's something they would approve.

d. PLANNER'S REPORT

None.

e. REPORT FROM COMMITTEES

The Township closed on the park property and there is a meeting February 6th at 7:00 p.m. There are time requirement once the Township has the property that the park has to be open to the public with a placard or sign. Six River Conservancy bought the property and held it for the Township and they are going to advise the Township along with Mark Brochu on the development. Funds from the Parks operating millage will be used to develop and maintain the rustic park.

The ZBA held a meeting and elected officers. Stan Pankiewicz is the chairman.

Chairman Teltow asked the Planning Commission to review the site plan flow chart prior to the next meeting.

10. ADJOURNMENT

A motion was made by Member Pankiewicz, supported by Member Edwards to adjourn at 8:14 p.m.

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

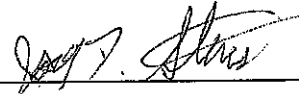
Nays: None.

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, February 19, 2019 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary



Christine Ruemenapp, Recording Secretary

