

**MINUTES  
CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING**

**Tuesday February 18, 2020**

Members Present: Jim Edwards, Cynthia Goulston, Stan Pankiewicz, Joe Stevens, Keith Teltow  
Members Absent: Dale Allagreen, Gerald Keller  
Others Present: Planner Stephen Cassin, Jennifer Andersen, Recording Secretary  
Roger Martin, Jerry Caporuscio, John Tanton, Carl Ulfig

**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 of Allegiance was recited.

**3. APPROVAL OF THE MINUTES**

A motion was made by Member Pankiewicz and supported by Member Goulston to approve the minutes of January 21, 2020 as presented.

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

Nays: None

Abstain: None

Motion Carried

**4. APPROVAL OF THE AGENDA**

A motion was made by Member Edwards and supported by Member Stevens to approve the agenda as submitted.

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

Nays: None

Abstain: None

Motion Carried

**5. COMMUNICATIONS**

None

**6. DISCUSSION FROM THE FLOOR**

Roger Martin of Real Living Kee Realty introduced himself as a listing agent for a parcel of vacant land on Springborn and County Line Roads. The owners of the property (Caporuscio) have listed this property on and off for the last 30 years, but it has never sold. He believes that the reason it has never sold is because of the zoning of the parcel. It is currently zoned RT, which is mobile home residential. Mr. Rogers contacted owners of the mobile home park adjacent to the property and they are not looking to expand it. Carl Ulfig and John Tanton were present and representing the adjacent 2-acre parcel, which they would like rezoned as well. They are hoping to have the zoning

changed from RT to B-2. They are asking the planning commission's advisement as to what to do next. Numerous people have been interested in the property for uses such as a storage lot, a trucking lot or a landscaping business.

Chairman Teltow explained that the planning commission needs to look at the Master Plan. Decisions are based off the master plan. He inquired as to what the water situation was on this parcel. Mr. Martin explained that the mobile home park has water brought in from Detroit through the Detroit waterway. He wasn't sure how to tap into the waterline to the park, or if it was even possible. Chairman Teltow did inform Mr. Rogers that the property will need to have water. Chairman Teltow inquired if they had an architect or engineer working with them on the property. Mr. Ulfing responded that they need a buyer first that would take the risk.

There is 306 of frontage on the 5 acres. Chairman Teltow suggested that they contact the Road Commission to find what kind of curb cut that they can get. He recommended that they do a preliminary sketch and contact the St. Clair Drain Commission and get their input. He also recommended contacting MDOT and see what their feasibility reports are for this area.

Planner Cassin questioned if they are looking for industrial or commercial rezoning. Most of the uses mentioned earlier are industrial. He recommended they hold off asking for a rezoning until they look at it further. The Planning Commission is going to be looking at the Master Plan. He suggested coming back to the Planning Commission with an idea of what they want to do, and then the planning commission can determine if it's consistent with the Master Plan.

Member Edwards commented that they will need to know what they can do as far as when you come down the overpass. Even though the Planning Commission is looking at the Master Plan, they are not going to just rezone it tonight.

**7. PUBLIC HEARING**

None

**8. UNFINISHED BUSINESS**

None

**9. NEW BUSINESS**

- a. Casco Township Master Plan Review – Planner Cassin explained that by state law, the master plan must be reviewed every five years by the Planning Commission. It doesn't necessarily need to be redone or amended but it must be reviewed. Planner Cassin went over a checklist which determine if you should be amending your master plan or passing a resolution which states that you have reviewed the master plan and have determined that it's still appropriate. After going through the checklist, Planner Cassin felt that the planning commission didn't need to redo the Master Plan right now especially with the Census data that will be coming out in 2021. Amendments could be made if needed.

Member Edwards wants to look at the outskirts of the township and see what can be done in regard to expanding the tax base of the township. Chairman Teltow recommended getting the Master Plans from Ira and Lenox Township and see how they correlate to us. Planner Cassin will get those and bring to the next meeting. Chairman Teltow requested that the Planning

Commission look at Adair for the next meeting.

**10. PLANNER'S REPORT**

Planner Cassin will be doing the township website now.

**11. REPORT FROM COMMITTEES**

No ZBA meeting this month. The township park site plan is not going anywhere right now. Chairman Teltow received a letter from St. Clair County Planning Commission requesting a member from the Casco Planning Commission on their Master Plan update. Member Edwards said that he would do it. Chairman Teltow will be attending a meeting on Thursday at Brockway Township regarding their ongoing problem with Tannerite. The township received a letter from EMC Express. They are going through process with the with the Building Department and Planning Commission and they did a nice job filling out the paperwork.

**12. ADJOURNMENT**

A motion was made by Member Pankiewicz and supported by Member Edwards to adjourn at 8:18 p.m.

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

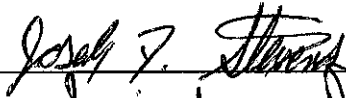
Nays: None

Abstain: None

Motion Carried

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, March 17, 2020 at the Casco Township Hall, 4512 Meldrum Road.

Joseph F. Stevens, Secretary



Jennifer A Andersen, Recording Secretary

