

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Tuesday August 17, 2021

Members Present: Keith Teltow, Joe Stevens, James Edwards, Dan Hill, Gina Kaszynski, Dale Allagreen, Gerald Keller

Others Present: None

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Chairperson Teltow.

2. THE PLEDGE TO THE FLAG

The pledge was led by Member Edwards.

3. APPROVAL OF THE MINUTES

Motion was made by Member Hill and supported by Member Kaszynski to approve the minutes of July 20, 2021 as presented.

Ayes: Members Keller, Allagreen, Edwards, Kaszynski, Hill, Stevens, Teltow

Nays: None

Abstain: None

Motion Carried

4. APPROVAL OF THE AGENDA

Member Edwards made a motion to approve the agenda as presented. Member Hill seconded the motion.

Ayes: Members Keller, Allagreen, Edwards, Kaszynski, Hill, Stevens, Teltow

Nays: None

Abstain: None

Motion Carried

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINES

None.

9. NEW BUSINESS

- a. **Revised Site Plan Review: Casco Township Belle River Park** - Township Planner
Cassin commented that a revised site plan to Phase 1 of the park was submitted by the park planner, Pam Blough. The original site plan was approved August 20, 2020. The revised site plan added a pavilion, a handicapped-accessible picnic tables with a concrete pad, a second handicapped parking area which added an extra (2) handicapped parking spaces to a total of (4) handicapped parking spaces overall, a handicapped-accessible concrete walkway that connects the (2) handicapped parking areas and the handicapped-accessible picnic tables, as well as the pavilion. Also, the number of normal parking spaces increased from (9) to a total of (35) on the revised site plan. The park sign was rotated 90 degrees to face parallel with Fred Moore Hwy. Planner Cassin commented that all of the added features meet township ordinances. Chairperson Teltow commented that the drive and parking spots, except for the handicapped parking, are comprised of aggregate material. He stated that the township requires driveways and parking area are required in other areas to be paved with either concrete or asphalt, why is this different? Member Allagreen also voiced his concern as well. Planner Cassin commented that aggregate driveways and parking areas are common practice in recreational uses; that using this type of material facilitates with storm water runoff. Member Stevens explained that the township has applied for a Michigan DNR grant to develop Phase 1, and what the grant entails. Then Member Stevens commented that the township has hired Grosso Trucking to remove the berm along Fred Moore Hwy. Chairperson Teltow asked whether Saint Clair County Health Department needs to inspect the portable toilet arrangement. Chairperson Teltow inquired about the number of parking stalls; whether there is a sufficient amount to serve the intended use. Planner Cassin responded that the township does not have a set amount of parking spaces for this type of use, but from his experience with similar developments, the number provided is more than enough. Member Keller stated that he has no problem with the aggregate driveway and parking area. Planner Cassin stated that the Planning Commission can utilize the township's Land Development Ordinance by recommending to the Township Board that the driveway and parking area requirement that the surface be paved with either concrete or asphalt material be waived in favor of an aggregate material instead.

Motion was made by Member Edwards to approve the Revise Casco Township Belle River Park Site Plan with recommendation to the Township Board to utilize the Land Development Ordinance by waiving the requirement that the driveway and parking area requirement that the surface be paved with either concrete or asphalt material in favor of an aggregate material instead. The second part of the motion is a

requirement that all relevant permits from the Saint Clair County Board of Health be obtained in regards to the portable toilet area. Member Keller seconded the motion.

Ayes: Members Keller, Allagreen, Edwards, Kaszynski, Hill, Stevens, Teltow

Nays: None

Abstain: None

Motion Carried

10. PLANNERS REPORT

Planner Cassin commented on his role as a member of the Marine City Hwy. corridor planning team. He informed the planning commission it will take at least two years of research and planning before any presentation will be ready for public comment.

Chairperson Teltow asked if we should be look at displays in front of industrial and commercial sites. Planner Cassin recommended that would be advisable. Chairperson Teltow asked the members what they thought of the idea, and all were in agreement.

11. REPORT FROM COMMITTEES

None.

12. ADJOURNMENT

Motion was made by Member Allagreen and supported by Member Hill to adjourn at 7:35 P.M.

Ayes: Members Keller, Allagreen, Edwards, Kaszynski, Hill, Stevens, Teltow

Nays: None

Abstain: None

Motion Carried

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 pm on Tuesday, September 21, 2021 at the Casco Township Hall, 4512 Meldrum Road.

Joseph Stevens, Secretary
Casco Township Planning Commission