

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Tuesday January 18, 2022

Members Present: Keith Teltow, Joe Stevens, James Edwards, Gina Kaszynski, Gerald Keller, Dan Hill
Members Absent: Dale Allagreen
Others Present: Planner Steve Cassin, Building Inspector Roland Suess, Franco Santoro, Dewey Santoro

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 Hill.

3. APPROVAL OF THE MINUTES

Motion was made by Member Edwards and supported by Member Hill to approve the minutes of December 21, 2021.

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

Nays: None

Abstain: None

Motion Carried

4. APPROVAL OF THE AGENDA

Member Edwards made a motion and supported by Member Hill to approve the agenda as presented.

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

Nays: None

Abstain: None

Motion Carried

5. COMMUNICATIONS

Member Stevens announced that fellow Planning Commission Member Allagreen has resigned due to health reasons. Member Stevens then went on to state that Supervisor Patti Allagreen has also resign, effectively January 31, 2022. Member Stevens informed the Planning Commission several individuals have approached him about moving into the Supervisor's role. Member Stevens added that he is interested in that position, although he stated that leaving the Planning Commission will be the hardest part of the

transition. Member Stevens went on to say that although he will not be a meeting-to-meeting member of the Planning Commission, that in his new role as Supervisor, he will get to name new members to the Planning Commission – pending Board approval – as well as set a strategic vision for the Township. Members of the Planning Commission expressed support to Member Stevens.

6. DISCUSSION FROM THE FLOOR

Dewey and Franco Santoro of Santoro Services were present to find out the necessary steps to start developing a site for their landscaping business. They bought the property formerly owned by Delores Michaels. The property is located on County Line Road between Marine City Highway and Springborn Lane. The property extends a full mile from County Line to Bethuy Road. Franco Santoro explained that their landscaping business is currently located in Warren and have outgrown that site. Chairperson Teltow explained the steps necessary to begin the site plan process. Member Stevens gave a brief overview of the history of the property. Planner Cassin commented that the section of property that fronts on County Line may have to be rezoned. Planner Cassin gave the Santoro brothers his contact information. Planning Commission members asked about the nature of the business, specifically if any yard waste would be brought onto the site. Marco Santoro assured the Planning Commission that no waste materials would be brought onto the site. He went on to explain the only material that will be stockpiled will be soil and stone, which are all used in the landscaping business.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

- a. **Display areas in front of businesses** - Planner Cassin presented a number of sample ordinance from neighboring communities regulating display areas in front of businesses. Member Stevens commented that a six-foot maximum height for displays is too low. Member Edwards added there should be a range of display area; depending on what kind of equipment being displayed. Member Keller commented that the size of the display area should be set the size of the square footage of the building. Planner Cassin stated that Casco Township currently has no outdoor display area regulations. Planner Cassin added that any outdoor display area must go through the site plan process. Chairperson Teltow requested that Planner Cassin draw up a draft ordinance that increases the six-foot height limit and set the size of the display area in accordance with the square footage of the building.

9. NEW BUSINESS

- a. **Election of Planning Commission Officers** - Chairperson Teltow asked for a motion be made to open the elections of Planning Commission officers for 2022.

Motion was made by Member Stevens and supported by Member Edwards to open the 2022 elections of Planning Commission officers.

Chairperson Nominations: Chairperson Teltow asked for nominations for Chairperson. Chairperson Teltow stated he enjoys the role as Chairperson, but he would be willing to step aside if someone else would like to do the job. Motion was made by Member Stevens and supported by Member Kaszynski to nominate Keith Teltow as Chairperson. Chairperson Teltow asked if there were any other nominations for Chairperson. There were none. Chairperson Teltow asked for a motion to close nomination for Chairperson. Member Hill made a motion and supported by Member Keller to close nominations for Chairman.

Vice Chairperson Nominations: Chairperson Teltow asked for nominations for Vice Chairperson. Motion was made by Member Kaszynski and supported by Member Stevens to nominate James Edwards as Vice Chairperson. Chairperson Teltow asked if there were any other nominations for Vice Chairperson. There were none. Chairperson Teltow asked for a motion to close nomination for Vice Chairperson. Member Keller made a motion and supported by member Hill to close nominations for Vice Chairman.

Secretary Nominations: Chairperson Teltow asked for nominations for Secretary. Motion was made by Member Keller and supported by Member Kaszynski to nominate Dan Hill as Secretary. Chairperson Teltow asked if there were any other nominations for Secretary. There were none. Chairperson Teltow asked for a motion to close nomination for Secretary. Member Stevens made a motion and supported by Member Edwards to close nominations for Secretary

Representative to ZBA Nominations: Chairperson Teltow asked for nominations for Representative to ZBA. Motion was made by Member Stevens and supported by Member Hill to nominate Gerald Keller as Representative to ZBA. Chairperson Teltow asked if there were any other nominations for Representative to ZBA. There were none. Chairperson Teltow asked for a motion to close nomination for Representative to ZBA. Member Hill made a motion and supported by Member Stevens to close nominations for Representative to ZBA.

Chairperson Teltow stated that since there no multiple nominations for any of the officer positions, he suggested that a vote be taken to elect the nominees by a vote of acclamation.

Motion was made by Member Stevens and supported by Member Hill to elect the nominees of Chairperson, Vice Chairperson, Secretary, and Representative to ZBA by a vote of acclamation.

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

Nays: None

Abstain: None

Motion Carried

b. Setting of 2022 Planning Commission meeting dates, times, and location -

Member Stevens read the dates, times, and location for the 2022 Casco Township Planning Commission meetings.

Motion was made by Member Edwards and supported by Member Hill to accept the 2022 Casco Township Meeting dates, times, and location.

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

Nays: None

Abstain: None

Motion Carried

10. PLANNERS REPORT

Planner Cassin informed the planning Commission that a trucking firm is potentially looking to establish a trucking terminal at the corner of County Line Road and Springborn Lane. Planner Cassin went on to say that he saw some of the drawings and the facility would be quite extensive. Chairperson Teltow commented the property would have to be re-zoned to allow that type of use. Member Stevens commented that the overpass on County Line, as well as the width of the road would be major safety concerns with that type of facility. Planner Cassin stated that he will keep the township updated on this proposed projects

11. REPORT FROM COMMITTEES

None.

12. ADJOURNMENT

Motion was made by Member Hill and supported by Member Kaszynski to adjourn at 7:55 P.M.

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

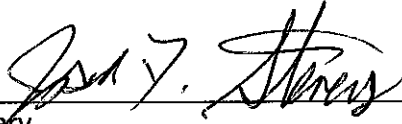
Nays: None

Abstain: None

Motion Carried

January 18, 2022

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 pm on Tuesday, February 15, 2022 at the Casco Township Hall, 4512 Meldrum Road.

A handwritten signature in black ink, appearing to read "Joseph Stevens", is written over a horizontal line.

Joseph Stevens, Secretary
Casco Township Planning Commission