

MINUTES  
CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 16, 2022; 7:00 p.m.

Members Present: Keith Teltow, James Edwards, Gina Kaszynski, Sue Coppens,  
Dan Hill, and John Sarcone

Members Absent: Gerald Keller

Others Present: Joe Stevens, Supervisor; Steve Cassin, Planner; Karen Laverne,  
Planner

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Teltow.

2. PLEDGE TO THE FLAG

The Pledge was led by Member Kaszynski.

3. APPROVAL OF MINUTES

a. June 22, 2022

Motion was made by Member Edwards and supported by Member Kaszynski to approve the minutes of June 22, 2022, as presented.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Sarcone and Coppens.

Nays: None

Absent: Keller

Abstain: None

Motion Carried.

4. APPROVAL OF THE AGENDA

a. Motion was made by Member Kaszynski and supported by Member Coppens to approve the agenda as presented by Chairperson Teltow.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Sarcone and Coppens.

Nays: None

Abstain: None

Motion carried

## 5. COMMUNICATIONS

### a. Welcome Rebecca Haynes, Recording Secretary

Supervisor Stevens introduced Ms. Haynes to the Board and all present welcomed her to the township. Chairperson Teltow expressed his appreciation to Mr. Hill for previously serving as recording secretary to the Planning Commission.

## 6. DISCUSSION FROM THE FLOOR

Supervisor Stevens provided the Board a copy of the Marine City Highway Corridor Plan and discussed the published results of the study, with the toned-down expectations. The amount of industrial space is already allocated.

Member Sarcone discussed accessibility, lot width, usage, traffic and security issues.

The topic of solar farms was raised, and Supervisor Stevens noted that the members represent the residents of Casco Township and will support their interests.

## 7. PUBLIC HEARING

### a. Amendment to Zoning Ordinance, Section 68, Sign Ordinance, Subsection C, Signs Allowed in Agricultural District; to allow electronic sign for certain uses.

Motion by Members Edwards and supported by Member Kaszynski to open the public hearing at 7:20 p.m.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Sarcone and Coppens.

Nays: None

Absent: Keller

Abstain: None

Motion carried.

Mr. Cassin explained that certain non-agricultural and non-residential uses within the AG District, particularly churches, schools, cemeteries and golf courses, need to comply with the sign ordinance of the AG District but are requesting a reader-type, or digital, sign similar to what is allowed in the Business Zoning District. The Board's decision will

be sent to the County for a recommendation only, since the county does not have any jurisdiction on land use or zoning regulations.

The township can regulate size, location and number of signs but not the language on a sign.

There were no audience comments.

Motion by Member Hill and supported by Member Sarcone, to recommend approval of the amendment to the Zoning Ordinance, Section 68, Sign Ordinance, Subsection C, Signs Allowed in the Agricultural District, to allow electric signs for certain uses.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Sarcone and Coppens.

Nays: None

Absent: Keller

Abstain: None

Motion carried.

- a. Amendment to Blight Ordinance, Section 35.4, Concerning the dumping of donated items at donation collection centers.

Motion by Member Edwards and supported by Member Hill to open the public hearing at 7:24 p.m.

Mr. Cassin explained the addition to the current zoning ordinance will regulate the overall donation boxes regarding size, cleanliness, registration of responsible person and proof of certified charitable organization designation. The Planning Commission's decision will be forwarded to the Township Board for further consideration but is not required to be sent to the County.

There were no audience comments.

Motion by Member Hill and supported by Member Kaszynski to recommend approval of the amendment to the Blight Ordinance, Section 35.4, concerning the dumping of donated items at donation collection centers.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Sarcone, and Coppens.

Nays: None

Absent: Keller

Abstain: None

Motion carried.

## 8. NEW BUSINESS

a. Discussion of amendment to Zoning Ordinance, Section 65, Accessory Buildings,

Supervisor Stevens explained that this item results from a resident who has requested to operate an agricultural business growing and selling produce and trees, with a structure to store equipment, in the AG District without having a house on the property.

Mr. Cassin stated that the current ordinance requires a principle/residence building in order to have an accessory building. The maximum size of an accessory building can currently be 40% of the rear yard and Mr. Cassin presented current requirements from other municipalities for board review.

Chairperson Teltow requested the item be included for further discussion on the next agenda, date certain of September 20, 2022.

9. OLD BUSINESS

Mr. Cassin reported on the sale of Adair Salvage with no anticipated changes, which will not require any site plan approval.

Supervisor Stevens reported that a trucking company will be requesting a conditional rezone for property on County Line near Springborn Road; current land use shows the property to be zoned light office use. Traffic conditions will be assessed when the company submits their application to Casco Township with Saint Clair and Macomb County Road Commissions. Great Lakes Trucking is willing to invest \$500,000 per line for water along County Line Road from Marine City Highway north to I-94.

10. PLANNER'S REPORT

Mr. Cassin introduced Ms. Karen Laverne, who has been managing the Township's website and is currently working on the Parks & Recreation (P&R) Plan.

Ms. Laverne is developing a survey for the P&R Plan and requested input and ideas on what should be included in the survey, such as demographics, family and friend recreation, age group, types of activities, method of receiving information, etc.

The survey is a requirement of the P&R Plan which is, in turn, a state requirement in order to apply for recreational grants. Mr. Cassin will forward examples from other communities to the Board Members. The survey, which will be posted on the Township's website, should be completed by February 2023 at the latest but preferably by the end of 2022.

Availability of new recreation monies will be announced by the Governor next month and staff will apply for the funds.

11. REPORT FROM COMMITTEES

Supervisor Stevens reiterated Zoning Board of Appeals members must follow a strict guideline when reviewing applications, noting that there cannot exist a self-created hardship.

## 12. ADJOURNMENT

Motion by Member Hill and supported by Member Sarcone to adjourn the meeting.

Ayes: Teltow, Edwards, Hill, Kaszynski, Sarcone, and Coppens.

Nays: None

Absent: Keller

Abstain: None

Motion carried.

The meeting was adjourned at 8:10

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, September 20, 2022, at the Casco Township Hall, 4512 Meldrum Road.

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Dan Hill, Planning Commission Secretary

Respectfully Submitted,

Rebecca C. Haynes, Recording Secretary