

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

Members Present: Keith Teltow, James Edwards, Gina Kaszynski, Sue Coppens, Dan Hill,
Gerald Keller and John Sarcone
Members Absent: None
Others Present: Planner Steve Cassin Karen from Cassin Planning Group and Supervisor
Joe Stevens

1. CALL TO ORDER

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

2. THE PLEDGE TO THE FLAG

- a. The pledge was led by Member Sarcone.
- b. Chairman Teltow asked for a moment of silence for those in the Ukraine fighting for their freedom.

3. APPROVAL OF THE MINUTES

- a. Motion was made by Member Kazzynski and supported by Member Edwards to approve the minutes of September 20, 2022.
 - Ayes: Members Edwards, Hill, Kaszynski, Keller, Teltow, Coppens and Sarcone
 - Nays: None
 - Abstain: None
 - Motion Carried

4. APPROVAL OF THE AGENDA

- a. Member Coppens made a motion and supported by Member Keller to approve the agenda with switching items 8 & 9 with each other as presented by Chairperson Teltow.
 - Ayes: Members Edwards, Hill, Kaszynski, Keller, Teltow, Coppens and Sarcone
 - Nays: None
 - Abstain: None
 - Motion Carried

5. DISCUSSION FROM THE FLOOR

- a. Supervisor Stevens spoke to the information he has shared with the board regarding Consumers Power and their desire to expand their solar production. Consumers is the biggest landowner in Casco. A resident with a farm on Meisner to add approximately an 80-acre solar farm with DTE on his property.

6. NEW BUSINESS

- a. Move November 15, 2022, Planning Commission meeting to December 6, 2022. Motion made by member Keller to move the November 15, 2022, meeting date to December 6, 2022. Supported by member Kaszynski. Ayes: Keller, Kaszynski, Teltow, Edwards, Coppens, Hill and Sarcone. Nays: None Abstain: None. Motion carried
- b. Conditional rezoning request. Planner Cassin stated that the rezoning that has been requested as a conditional rezoning. It's not used that often, but the State allows the opportunity for a developer to request a rezoning based on specific criteria or conditions. It does not allow the community to ask for those conditions, but it requires the developer to offer them. In this case, the developer has asked for a rezoning to Industrial Zoning. The applicant, Great Lakes Trucking, would like to build a trucking terminal facility that will include office space, warehousing and truck wash. If approved for the conditional rezoning, they must submit for site plan approval within eighteen months. If that does not happen, the property will revert back to the original zoning. The Planning Commission plans to set a date for a public hearing for December 6, 2022. This will be published in the paper for residents to view. The Planning Commission is being asked to review a request to define property based on a concept they are presenting. A motion was made by member Hill to set the public hearing date for Great Lakes Trucking Terminal for December 6, 2022. Seconded by member Keller. Ayes: Hill, Keller, Sarcone, Kaszynski, Teltow, Coppens and Edwards. Nays: none. Abstain: none. Motion carried.

7. Unfinished Business

- a. Discussion of accessory buildings. Karen revisited accessory structures within the agricultural district. Karen spoke about Casco's zoning ordinance and our definition of farming in our ordinance. Steve mentioned that some surrounding communities have had problems with the definition of farming. Steve then shared an ordinance being used by surrounding communities. Many people are calling themselves as "farmer" in order to get around local ordinances and permits. Member Teltow brought up building size. Planner Cassin mentioned we currently do not have a maximum size. The board discussed finding a way to limit the abuse of residents who are identifying as a "farm" to circumvent building permits and zoning ordinances. The planners reviewed Casco's Ordinance and our lack of an ordinance to regulate hoop buildings. The Planners stated that they are going to give it some consideration and revisit this discussion in January.
- b. Site plan procedures and review. Member Teltow discussed our current procedures for site plan review. There is a process in the works to help everyone and make the process easier going forward. The hope is to have something with some details to review in January.

8. Planners Report

- a. Steve and Karen discussed the Township recreation survey. Shared the early numbers of responses and sharing it to get more responses.

- b. Member Teltow discussed the Marine City highway corridor meeting scheduled for November 11, 2022, from 4:00-7:00 P.M. at the Harvest Event Center, 6835 King Road, Marine City.

9. REPORT FROM OTHER COMMITTEES

- a. None

10. ADJOURNMENT

- a. Motion by member Edwards to adjourn meeting at 7:57 p.m. seconded by member Kaszynski. Ayes: Hill, Keller, Sarcone, Kaszynski, Teltow, Coppens and Edwards. Nays: none. Motion carried.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 pm on Tuesday December 6, 2022 at the Casco Township Hall, 4512 Meldrum Road.

Dan Hill, Secretary
Casco Township Planning Commission