

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 18, 2023

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

Members Absent: None

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

1. CALL TO ORDER

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

2. PLEDGE TO THE FLAG AND MOMENT OF SILENCE

The Pledge was led by Member Coppens followed by a Moment of Silence.

3. APPROVAL OF MINUTES

a. March 21, 2023

Motion was made by Member Edwards and supported by Member Coppens to approve the minutes of March 21, 2023, as amended.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Coppens, Keller,
Sarcone

Nays: None

Absent: None

Abstain: None

Motion Carried.

4. APPROVAL OF THE AGENDA

Motion was made by Member Edwards and supported by Member Kaszynski to accept the agenda as presented.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Coppens, Keller, Sarcone

Nays: None

Absent: None

Abstain: None

5. COMMUNICATIONS

Member Kaszynski informed the Commission that the Township Board members discussed storage buildings and stand-alone buildings at their last meeting, noting that an occupied dwelling should be located on the same property.

Supervisor Stevens further detailed the issue and stated that they are currently working through several similar cases.

Brenda Loper, Building Department, stated that they are experiencing several situations with people who are residents in other communities, and own property in Casco Township with unoccupied homes, and want to build an accessory structure, or own property with an accessory building but no principle residence (or electricity) and are applying for an electrical permit.

6. DISCUSSION FROM THE FLOOR

Tyler Meredith, corner of Lindsey Road and Church Road, owns a small landscape company and keeps equipment in his barn. Mr. Meredith requested information on how to keep his property in compliance with the township regulations.

Chairman Teltow suggested he speak with the Township Building Inspector.

Paul Rhodes, Springborn Road, also keeps landscape business equipment on his property. Mr. Rhodes requested information on how to procure an electrical inspection because there is an accessory building but not an existing residential dwelling on the property.

Chairman Teltow informed Mr. Rhodes that he will discuss with staff and Supervisor Stevens for a resolution.

Devin Brumley, County Line Road, received communication regarding running an illegal business from his home.

Supervisor Stevens noted that he will provide the needed information to Mr. Brumley.

7. PUBLIC HEARING

- a. Amendments to Article 2, Section 3, Definitions, and Article 14, Section 65, Accessory Buildings of the Zoning Ordinance to include regulation of hoop buildings.

Motion was made by Member Coppens and supported by Member Keller to open the public hearing at 7:29 p.m.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Coppens, Keller, Sarcone

Nays: None

Absent: None

Abstain: None

Ms. Laverne reviewed the amendments to the current zoning ordinance to include the definition of a hoop building and additional language for accessory buildings (Section I).

There were no audience comments.

Discussion amongst board members included square footage.

Nick Graeber, resident, also discussed footage.

Motion was made by Member Edwards and supported by Member Coppens to close the public hearing at 7:38 p.m.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Coppens, Keller, Sarcone

Nays: None

Absent: None

Abstain: None

Motion was made by Member Keller and supported by Member Kaszynski to change the square footage of hoop buildings to 400 square feet.

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Coppens, Keller, Sarcone

Nays: None

Absent: None

Abstain: None

8. UNFINISHED BUSINESS (Please see Session II below)

9. NEW BUSINESS

There was no new business presented.

10. PLANNER'S REPORT

Ms. Laverne reported that she is drafting the fact-finding portion of the Master Plan on demographics based on the last census count.

11. REPORT FROM COMMITTEES

Supervisor Stevens reported that he would like to have a joint training session between the Planning Commission and Zoning Board of Appeals.

SESSION II

1. Master Plan Five-Year Update

a. Public Comment on Master Plan Five-Year Update

NOTE: Persons wishing to address the Planning Commission must do so from the podium. All comments are limited to three minutes.

Ms. Laverne reported that she is drafting an on-line, public survey regarding the five-year Master Plan and presented the Commission with a sample of the survey. She noted the survey should take about fifteen minutes to complete and requested input from the members on any questions they would like to include.

Lisa Ensign suggested including the survey in another flyer. Ms. Ensign also discussed the Marine City Corridor project.

Debbie Lipps-Carbone, Lindsey Road, suggested several methods of advertising the survey.

2. ADJOURNMENT

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

Ayes: Members Teltow, Edwards, Hill, Kaszynski, Coppens, Keller, Sarcone

Nays: None

Absent: Coppens, Keller, Sarcone

Abstain: None

Motion carried.

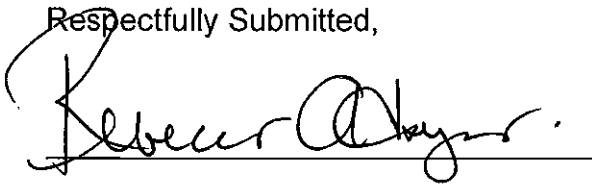
The meeting was adjourned at 7:55 p.m.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, May 16, 2023, Casco Township Hall, 4512 Meldrum Road.

A handwritten signature in black ink, appearing to read "Dan Hill", written over a horizontal line.

Dan Hill, Planning Commission Secretary

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Rebecca C. Haynes", written over a horizontal line.

Rebecca C. Haynes, Recording Secretary