



# CASCO TOWNSHIP

4512 Meldrum Rd. Casco, MI 48064

586-727-7524 fax 586-727-3034

Casco Township Planning Commission

Regular Meeting Minutes

Tuesday, July 18, 2023

Attendance: J. Edwards, G. Kaszynski, G. Keller, K. Teltow, V. Hauff – Recording Secretary.

K. LaVere and S. Cassin – Cassin Planner, 2 Residents.

Absent: D. Hill, S. Coppens, J. Sarcone

## SESSION I

1. Call to Order – Time: 7pm
2. Pledge to the Flag of the United States of America
3. Approval of Minutes – June 20, 2023

Motion by J. Edwards to approve Minutes for June 20, 2023, as presented. Supported by G. Keller.

Ayes: 4      Nays: 0      Motion Carried.

4. Approval of Agenda

Motion by J. Edwards to approve the agenda for July 18, 2023, as presented. Supported by G. Kaszynski.

Ayes: 4      Nays: 0      Motion Carried.

5. Communications – none
6. Discussion from the Floor – This is for residents wishing to address the Planning Commission on business other than the Master Plan 5-Year Update. All comments are limited to three minutes. – NONE
7. Public Hearing – NO PUBLIC HEARING
8. Unfinished Business
  - a. Adjustment to Article 2, Section 3 Definitions and Article 14, Section 65 Accessory Buildings of the Zoning Ordinance to include regulation of hoop buildings.

K. LaVere gave background on this adjustment to the language. The township needs to follow state building codes. She also explained the concern from the Township Board of Trustees about accessory buildings with primary residency not being occupied. A public hearing will have to be held about these changes to the language.

Motion by G. Kaszynski to schedule a Public Hearing at the September 19 Planning Commission Meeting to change wording on hoop buildings from up to 400 square ft without a permit, to up to 200 square feet without a permit, and change wording on accessory building to have occupancy of principal residency instead of establishment.

Supported by G. Keller. Ayes: 4 Nays: 0 Motion Carried.  
Casco Township Planning Commission  
Regular Meeting Minutes  
Tuesday, July 18, 2023

b. Discussion – Noxious Weed Ordinance

K. LaVere gave the commission more information as requested about the Noxious Weed Ordinance. She presented them with IRA Townships Ordinance. J. Stevens gave background on what this entails for the Township to enforce. S. Cassin said it's a general ordinance which does not require a Public Hearing.

Motion by G. Keller to recommend the Draft of Noxious Weed Ordinance go to the Township Board of Trustees to approve. Supported by G. Kaszynski.

Ayes: 3 Nays: 1 Motion Carried.

c. Discussion – Primary residence occupancy as a requirement for accessory building construction

This was discussed in section 8. Unfinished Business – a. Adjustment to Article 2, Section 3 Definitions and Article 14, Section 65 Accessory Buildings of the Zoning Ordinance to include regulation of hoop buildings.

9. New Business

a. Discussion – Solar Energy

K. Teltow asked the Planner to take a look at the Townships ordinances on Solar Energy for the 5-year Master Plan. He wants as much information as possible and get that to the Board of Trustees. Planning Commission wants to be prepared for future Solar Power projects coming into the Township, so that the Township has some control over what comes into the township. The planner will add Solar Energy into the 5-year Master Plan.

10. Planners Report – NONE

11. Report from Committees

- K. Teltow let the commission know that they meet with Lavender Farms, which is located on Church Road.
- J. Stevens let the commission know that there will be a ZBA/Planning Commission training session on Wednesday, August 30, 2023 at 7pm – at the Township Hall.
- J. Stevens let the commission know that there are 2 bids for the Casco Township Belle River Park.
- K. LaVere informed the commission that the 5-Year Plan Survey will close on Friday, July 21, 2023.

Casco Township Planning Commission  
Regular Meeting Minutes  
Tuesday, July 18, 2023

SESSION II

1. Master Plan 5-Year Update
  - a. Public Comment on Master Plan 5-Year Update

No Public Comment

- Commission discussed next steps to the 5-Year Master Plan.
- Master Plan will be shared with the County when finished, then there will be a discussion about the 26 mile corridor.

2. Adjournment

Motion by J. Edwards to adjourn at 7:49pm. Supported by G. Kaszynski.

Ayes: 4      Nays: 0      Motion Carried.

The next regular scheduled meeting of the Casco Township Planning Commission will be held at 7:00pm on Tuesday, August 15, 2023, at the Casco Township Hall, 4512 Meldrum Rd.

  
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Daniel Hill, Planning Commission Secretary  
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Victoria Hauff, Recording Secretary