



CASCO TOWNSHIP

4512 Meldrum Rd. Casco, MI 48064

586-727-7524 fax 586-727-3034

Casco Township Planning Commission
Regular Meeting Minutes
Tuesday, October 17, 2023

Attendance: S. Coppens, D. Hill, G. Kaszynski, J. Sarcone, K. Teltow, V. Hauff – Recording Secretary.
K. LaVere – Cassin Planner, J. Monte – Project Control Engineering, M. Lovati, J. Thomas and M. Muller –
Lavender Farm, 42 Residents.
Absent – J. Edwards and G. Keller

SESSION I

1. Call to Order – 7:00pm
2. Pledge to the Flag of the United States of America and Moment of Silence
3. Approval of Minutes – September 19, 2023

Motion by G. Kaszynski to approve the minutes as presented. Supported by S. Coppens.
Ayes – 5 Nays – 0 Motion Carried.

4. Approval of the Agenda

Motion by J. Sarcone to approve the agenda with the following corrections:

Correction to 7. Public Hearing a. Special Land use Soil Removal – Melani Lovati and James Thomas – omitting 5146 Church and replacing it with Vacant Land. And Strike from Public Hearing b. Adjustment to Casco Township Zoning Ordinance Article 14, Section 75, Paragraph 1B, increasing the time requirement for site plan review from 15 to 30 days – and Move to #8 on Agenda. And move the other agenda items down. 9. Unfinished Business, 10. New Business, 11. Planners Report and 12. Report from Committees.

Supported by G. Kaszynski. Ayes – 5 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.

MJ Walentovich - addressed the commission on doors being locked and chairs for residents.

G. Keller – resigned from all boards he is appointed to.

N. Grabert – discussed lot sizes for Splits.

7. Public Hearing
 - a. Special Land Use Soil Removal – Melani Lovati and James Thomas, Vacant Land.

Motion by S. Coppens to close the regular meeting at 7:11pm. Supported by G. Kaszynski.

Ayes – 5 Nays – 0 Motion Carried.

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Motion by G. Kaszynski to open the public hearing at 7:12pm. Supported by J. Sarcone.
Ayes – 5 Nays – 0 Motion Carried.

The following list of residents, in no specific order, commented during the public hearing:

- Joyce Kasperski – 9715 Meisner Rd
- Kris Malinoski – 4394 Church Rd
- Janice O’Neal – 4438 Church Rd
- MJ Walentovic – 8356 Meisner Rd
- PJ Garner – 7676 Puttygut Rd
- Catherine Spuz – 5146 Church Rd
- Al Inson – 9775 Meisner Rd
- Jerry Simmons – 9609 Meisner Rd
- Carole Mini
- Larry Fowler – 5161 Church Rd
- Geralyn Balas – 5146 Church Rd
- Derek Matujn – 5146 Church Rd
- Kyle Kapa – 5322 Church Rd
- Brenda Sapp – 10088 Meisner Rd

James Thomas presented a Power Point for the Lavender Farm and answered questions. J. Monte from Project Control Engineering discussed the engineering plans for the Lavender Farm. He explained the ordinance and guidelines, and they meet the requirements on an engineering standpoint. K. LaVere discussed the ordinance, for mining and Soil removal and requirements needed for special land use. The requirement for mining/soil removal must be on a Paved Main Thorofare – which the Lavender Farm is not, Church Rd is not paved.

Commissions commented and asked questions to the Lavender Farm and Planner.

Motion by J. Sarcone to close the Public Hearing at 9pm. Supported by G. Kaszynski.
Ayes – 5 Nays – 0 Motion Carried.

Motion by S. Coppens to open Regular Meeting at 9pm. Supported by D. Hill.
Ayes – 5 Nays – 0 Motion Carried.

Motion by D. Hill to postpone the Lavender Farm until Dec. 19th, 2023, Planning Commission Meeting.
Supported by J. Sarcone. Ayes – 5 Nays – 0 Motion Carried.

8. Set Public Hearing Date – Adjustment to Casco Township Zoning Ordinance Article 14, Section 75, Paragraph 1B, increasing the time requirement for site plan review from 15 to 30 days.



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Motion by J. Sarcone to set a Public Hearing Date – Adjustment to Casco Township Zoning Ordinance Article 14, Section 75, Paragraph 1B, increasing the time requirement for site plan review from 15 to 30 days. Supported by D. Hill. Ayes – 5 Nays – 0 Motion Carried.

- 9. Unfinished Business – None
- 10. New Business – None
- 11. Planners Report – None
- 12. Report from Committees

K. Teltow informed the Commission about the upcoming St. Clair County Metropolitan Planning Commission 2023 Fall Workshop to be held on Tuesday, Oct. 24th at 6pm.

SESSION II

1. Master Plan 5-Year Update

a. Public Comment on Master Plan 5-Year Update

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

K. LaVere – Planner, gave the Commissioners an update on the 5-Year Master Plan. The Commissioners and Planner discussed the future of the Master Plan.

2. Adjournment

Motion by D. Hill to adjourn at 9:18pm. Supported by G. Kaszynski. Ayes – 5 Nays – 0 Motion Carried.

Daniel Hill, Planning Commission Secretary

Victoria Hauff, Recording Secretary