



CASCO TOWNSHIP

4512 Meldrum Rd. Casco, MI 48064

586-727-7524 fax 586-727-3034

Casco Township Planning Commission
Regular Meeting Minutes
Tuesday, September 20, 2023

Attendance: J. Edwards, S. Coppens, D. Hill, G. Kaszynski, J. Sarcone - Late, G. Keller, K. Teltow, V. Hauff – Recording Secretary. K. LaVere and S. Cassin – Cassin Planner, 3 Residents.

SESSION I

1. Call to Order – 7:00pm
2. Pledge to the Flag of the United States of America
3. Approval of Minutes – August 15, 2023

Motion by J. Edwards to approve minutes with corrections. Supported by G. Kaszynski.
Ayes – 6. Nays – 0. Motion Carried.

4. Approval of the Agenda

Motion by G. Kaszynski to approve the agenda as presented. Supported by J. Edwards.
Ayes – 6. 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 then the Master Plan 5-Year update. All comments are limited to three minutes.

Roy Painter representing Ravinia Communities and Ravinia Anchor Bay on County Line Road. They are requesting approval from the Planning Commission to utilize the most Eastern half of the property located at 5359 County Line Road to serve as recreational vehicle storage – boats and campers, for their residents of Ravinia Anchor Bay.

K. Teltow told Roy Painter to set up a preliminary meeting to start the process.

7. Public Hearing

Motion by S. Coppens to open the public hearing for the Amendments to Article 2, Section 3 Definitions and Article 14, Section 65 Accessory Buildings of the Zoning Ordinance to include regulation of hoop buildings at 7:08pm. Supported by J. Sarcone.

Ayes – 7. Nays – 0. Motion Carried.

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Gary Gendernalik – attorney for several businesses on 26 Mile Road Corridor. Mr. Gendernalik asked the commission to look at the wording on Height for hoop buildings and how it applies to Michigan Building Code. He also talked about shipping containers and how they can be utilized for Commercial and Industrial properties. He would also like the Township to relook at Provision H of the ordinance- Article 14, Section 65 – Accessory Buildings. S. Cassin, Planner – clarified that the provisions are regarding Hoop Buildings located in Residential or Agricultural properties.

Motion by J. Edwards to approve Amendment to Article 2, Section 3 Definitions and Article 14, Section 65 Accessory Buildings of Zoning Ordinance to include regulation of hoop buildings, with the addition before I. to include the wording: When located in Residential or Agricultural these provisions apply. Supported by D. Hill. Ayes – 7. Nays – 0. Motion Carried.

Motion by D. Hill to close the Public Hearing at 7:24pm. Supported by J. Sarcone. Ayes – 7. Nays – 0. Motion Carried.

8. Unfinished Business (Please see Session II)

S. Cassin – Planner talked to the Commission about the Weed Ordinance and let them know it needs to be done at the Township Board of Trustees meetings.

9. New Business

FYI to Commissioners – October 17, 2023, meeting there are two Public Hearings scheduled.

10. Planners Report

S. Cassin – Planner, talked about storage containers. The township ordinance allows them for a short period of time. The township does not allow storage containers for permanent storage.

11. Report from Committees

G. Kaszynski informed the commission that the Parks and Rec. Advisory Committee was adopted at the September 12, 2023, Board of Trustees Meeting. The Board also appointed the Committee members with G. Kaszynski as the Board liaison. There will be a groundbreaking ceremony that is not yet scheduled for the Casco Township Belle River Park.



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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 went over the draft of the Master Plan with the Commissioners – for Agriculture and Residential Development. She asked the commission to look at the current goals of the Master Plan and what they want the goals to be. She explained that the County wants the township to look at the aging population and housing for all ages, such as apartments, and mother-in-law suites. S. Coppens wants the commission to consider looking at different and unique farming on smaller farms.

b. Discussion – Limits to solar farms within township boundaries.

K. Teltow asked the planners to look at solar plans in the township ordinances. He wants to research and understand what the township rights are for solar in our community. K. LaVere explained that right now solar is in our ordinance under special land use on a large scale. S. Cassin suggested on the next agenda to look over current ordinance and not wait for the Master Plan.

2. Adjournment

Motion by G. Kaszynski to adjourn meeting at 8:01pm. Supported by G. Keller.

Ayes – 7. Nays – 0. Motion Carried.

Daniel Hill, Planning Commission Secretary

Victoria Hauff, Recording Secretary