

APPROVED 7/8/13

Regular Meeting of Casco Township Planning Commission  
June 5, 2013 7:00 PM

MEMBERS PRESENT: Bruce Barker, Dian Liepe, Lewis Adamson, Daniel Fleming, Paul Macyauski, and Judy Graff  
ABSENT: David Campbell is excused  
STAFF PRESENT: Janet Chambers, Recording Secretary

1. Call to order and review of agenda. Meeting called to order at 7:05 PM. There were no changes to agenda.
2. Approval of minutes of 5/8/13 Regular Meeting. Motion by Chairman Barker, supported by Macyauski to approve minutes of 5/8/13 as written. All in favor, MSC.

Approval of minutes of 5/15/13 Public Hearing on WECS Ordinance. Motion by Liepe, 2<sup>nd</sup> by Macyauski, to approve minutes of 5/15/13 as written. All in favor, MSC.

3. Public Comment & Correspondence: none
4. Report from the Township Board of representative Graff gave a summary of the Township Board meeting. Among items covered was an extension of an eight inch water main along Lakeview Avenue, in Miami Park Subdivision. A hearing is scheduled for June 17<sup>th</sup> at 6:30 to review a special assessment roll for that extension.

Discussion ensued about an administrative fee to be added to the water and sewer bills. Some citizens objected, and suggested a reassessment of property as an alternative. Supervisor Overhiser will get a legal opinion on that option.

A 4% increase to the salaries of the Board of Trustees was approved and will be presented at the annual meeting.

The Board amended the text of the Planning Commission's recommendation for a 433 agreement. The Planning Commission's recommendation was "All developments required to have a site plan review must have a 433 agreement". The Township Board added the words "Where applicable" to the beginning of the sentence. Their decision for the amendment was based on advice from Pomp, Allegan County Drain Commission and Attorney Bultje. Graff voiced concern about the change. Chairman Barker stated that when Chapter 17 is redone, safeguards should be put into both the preliminary and final site plan reviews requiring the building inspector to address the 433 issue, give a yes or no, and a written explanation for the yes or no to be included in the application.

Fleming questioned the wording on the Michigan Natural Resources Trust Fund sign that is posted at the Casco Township Nature Preserve. The sign implies Michigan Natural Resources Trust Fund provided all the funding for the Nature Preserve Park. Local taxes, Casco's parks millage, private donations and the Nature Conservancy were a big part of it, but the sign gives all the credit to the Michigan Natural Resources Trust Fund. Graff stated that the sign, worded by the Michigan Natural Resources Trust Fund, was a requirement of the grant. Fleming suggested another sign could be added to give the appropriate credits. Graff will bring it up at the next Parks meeting.

5. Report from the ZBA representative: There have been no ZBA meetings.
6. Report from Water/ Sewer representative: Adamson said that most of the information was included in Graff's Board report. He discussed the fact that when water & sewer first went in, it was Michigan law that water hookups could not be mandatory. Michigan law has changed, now allowing a township to require water hookups where available, but because the citizens had been told that it would not be mandatory, the township Water and Sewer Authority would prefer to stand behind their word if at all possible.
7. Old Business – Review all Zoning Districts to amend 4.07 & 4.08, Drainage, & Wind Schedule Public Hearing on all Zoning Ordinance Amendments. Chairman Barker will ask Ellingsen to schedule a notice a Public Meeting for public input on zoning changes Schedule on July 24<sup>th</sup> at 6:00 PM.
8. New Business: Master Plan – Zoning Ordinances Maps Review – ZOI/MP Document Review. Schedule final Site Plan review for Casco Nature Preserve. Wednesday, June 26, 2013, at 6:00 PM. Zoning Books will be updated after the 433 Drain and WECS Public meeting and after the 4.07 – 4.08 Districts are approved.

Chapters 15 & 17 Site Plan and Land Use sequence needs to be looked at. Chairman Barker will ask Hudson to take a look at it and advise us, and then pass it on to Ellingsen. Chairman Barker will talk to Ellingsen about scheduling a Public Meeting on a Wednesday in mid to late July, in July 24<sup>th</sup> or 31<sup>st</sup>. The next area to look at, after 4.07 and 4.08, will probably not be until Aug. or Sept.

Fleming recommended that Township Board salary raises could be made by present trustees to be effective at the beginning of the next term. Thus, avoid the uncomfortable situation of a Trustee having to vote on his or her own raises. Graff stated that they had information on salaries for 10 different townships and they varied greatly, although Casco was on the low side of the chart. Many variables affected the salaries, such as full time / part time, size of the township, job descriptions, etc. Graff stated that Supervisor Overhiser will put together a citizens committee to take a look at the salaries and do an evaluation.

9. Public Comment: None

Next Regular Meeting will be held on Monday, July 8, 2013, 7:00 PM

A Public Meeting will be held on Wednesday June 26<sup>th</sup>, 2013 6:00 PM for the Nature Preserve final site plan review.

Motion to adjourn by Adamson, 2<sup>nd</sup> by Macyauski. All in favor. MSC Meeting adjourned at 8:30 PM

Minutes by Janet Chambers, Recording Secretary