

APPROVED 9/12/2012

Regular Meeting of Casco Township Planning Commission

August 6, 2012, 6 PM

MEMBERS PRESENT: Bruce Barker, John Stroud, Daniel Fleming, David Campbell, and Judy Graff

ABSENT: Paul Macyauski and Dian Liepe are excused. **ALSO PRESENT:** Allan Overhiser, Township Supervisor, 2 interested persons, and Janet Chambers, Recording Secretary

1. Call to order and review of agenda

The meeting was called to order at 6:00 PM by Chairman Barker. The agenda was reviewed.

2. Approval of minutes

Approval of minutes from 7/9/12 – Regular and Special meetings. Motion by Fleming, supported by Stroud to approve the regular and special minutes of 7/9/12 as written.

Motion by Fleming and supported by Stroud to approve minutes of 7/30/12 with the following amendment. All in favor. MSC. Page 8, paragraph 5. The third question is ***the impact on adequate drainage in the neighborhood. If the school owns the property, has it been annexed into the City of South Haven?***

Discussion ensued between commissioners and Supervisor Overhiser about the drainage/flooding issue in the Washington St., North Shore Drive, Euclid, Pershing area. The drain system is inadequate to handle the drainage. There have been many meetings with the drain and road commissioners. The neighborhood needs to upgrade its drainage, but that would cost them money. Property owners are pointing to the West Wing development as the cause. Property owners equate Mr. Jonna's (Whitehall) development with more of the same they feel was caused by the West Wing development. Therefore, it is one reason they are in opposition to the development. It is the responsibility of the Drain Commission to determine what is necessary to fix the problem, and assess the property owners for the cost. Some property owners feel the flooding became a problem when the school was built. Supervisor Overhiser stated that there is a new ordinance in effect giving the Drain Commissioner the power to fix problems without going through a long drawn out process. Overhiser will check into that ordinance number. Overhiser also said that it is not the township's place to get involved because it might imply the township is going to cover the cost. Overhiser will draw up something to inform property owners of the steps they need to take to get their problems fixed.

The Commissioners and Supervisor discussed the property for the proposed Whitehall development and whether the property could be annexed into the City of South Haven. They concluded it would be a problem because property between the city and the proposed

development would have to be annexed into the city also. The Middle School has been annexed into the City of South Haven, but the elementary school is on Casco Township property.

Security problems were discussed. At a minimum, possibly an agreement could be reached with the South Haven City Police Department to cover the apartment development area. Chairman Barker requested that Supervisor Overhiser explain all he has done to improve security in Casco, including an attempt to pass a millage, at the next Township Board meeting.

Barker stated that Patrick Hudson has been in contact with an engineer about the impact on traffic if the proposed development is allowed. The engineer informed him that Baseline Road is a Class A road. According to studies, unless there is another large development, it is sufficient to handle the traffic of the proposed development. Hudson also relayed the information from the attorney about spot zoning. It was a preliminary opinion of the attorney that the proposed HDR rezoning of the two parcels, owned by the school, would not be considered a spot zoning issue. A meeting is scheduled for Monday, August 27th at 6:00 PM to continue the public hearing on the rezoning request. After that meeting, if the Planning Commission recommends the zoning change, it will go to the Township Board.

The PC discussed the option of taking a vote on the language of the HDR District, and a separate vote on the specifics. One could be adopted without the other.

Question was brought up about whether a rental zoning ordinance should be written. The City of South Haven tried having a rental zoning ordinance, but it did not work out well. It was determined by the commissioners that it would be a security issue, not a zoning issue.

The question of problems with commissioners opening emailed minutes was brought up. New software is being purchased that will allow multiple documents (minutes and attachments) to be included in one PDF file. PDF files would be a format that everyone can open. It will also allow for uploading the minutes to the website for the both public and commissioners use.

Fleming recommended reading of "Land Use Without Zoning". It is a book, written in 1972, that describes many of the issues that frustrate the PC. The book can be found through the Michigan elibrary. Chairman Barker requested that Fleming remind the commissioners about the book again in the future.

Chairman Barker asked that commissioners remember to vote on Tuesday.

3. Public Comment & Correspondence. None

4. Report from the Township Board of Representatives

Supervisor Overhiser gave an update on the park. Originally, the grant money was not the amount expected. It was \$70,000 short for the purchase of the Stefan property. Julie Cowie,

Township Clerk, Pam Blough, Parks Consultant and Supervisor Overhiser went to Lansing and met with the DNR to discuss the grant amount. The meeting resulted in two different grants totaling \$140,000. In round numbers, the township's portion was \$200,000 prior to the \$140,000 in grant money, leaving a balance of \$60,000 that can be covered by the parks millage.

Graff reported further on the Casco Board meeting. Friends asked the Township Board for a letter of support on the bike bath, which they got. Sixteen sewer hookups in Miami Park is moving forward. Primary election is being held on 8/7/12 for party and renewal of ambulance, library and road mileages. There will be a need for an electrical inspector, as current inspector is retiring next month. There will be a special meeting with Scott Post on the bike trail concerning an estimated costs and options. Blue Star Highway will be repaved in the next 6 years. A possibility could be expanding the shoulder to 8 ft. for a bike bath at that time.

5. **Report from the ZBA representative.** Barker gave a brief report in Macyauski's absence. A setback variance was granted for a storage building in a lot of record subdivision. Another variance was denied because there was no visible reason to grant it.

6. **Report from Water/Sewer representative** With the 19 Miami Park hookups, the Meijer Store, and possible Whitehall apartments, things should be on track to meet the growth requirements necessary to satisfy payment on the bonds.

7. **Resolutions requiring Planning Commission action:** None

8. **New Business- Zoning Ordinances Review, Wind Energy Ordinance, PC Schedule**

Charley Egner of SE Iowa is interested in wind energy business in this region. Now that someone is interested in a wind plant, the PC will need to get it on the schedule to address a wind energy ordinance. Juwi Wind, a project developer for renewal energy plants, sent Chairman Barker some suggestions to include in an ordinance. The ordinance will need to cover major plants, medium plants and smaller wind energy for the individual homeowners. Chairman Barker will ask Patrick Hudson and Alfred Ellingsen to put together a wind zoning ordinance in compliance with the master plan as a starting point for the Planning Commission. *Campbell ask that the process be more comprehensive than the high density, with input not just from experts interested in Casco, but also other Townships' experience with wind.*

Discussion ensued about the order zoning ordinance updates need to be done. Some items that will need to be addressed are wind energy, permitted SLU, simplifying requirements, site plan review process, Lake Michigan Overlay district, high density, Chapter 17 & 5, rules and regulations 4.07 and 4.08, updates from the new master plan and accommodating generational families on one parcel. Chairman Barker will work up a list in order of priority. More than one ordinance can be brought before a public hearing at a time, unless it is a large ordinance like Chapter 17 or 5.

Monday, August 27th will be a continuation of the July 30th meeting on high density. Cottage Homes, 72nd Street, has a new site plan for review. The public meeting for Cottage Homes will be held on August 29th. Chairman Barker will send out a new calendar.

9. Additional Business: Round Table Discussion

Wind energy technology has changed since 2003-05. Things like height, property line setbacks, noise, etc. will need to be addressed in the zoning ordinance. Chairman Barker will have Hudson and Ellingsen craft something as a starting point for the Planning Commission to look at.

10. Public Comment: None

Motion to adjourn by ~~John~~ Fleming, supported by Stroud, All in favor. MSC. Meeting adjourned at 7:20 PM.

Next meetings August 27, 2012 Special Meeting on High Density
August 29, 2012, Special Meeting site plan review for Cottage Homes
September 12, 2012 Regular Meeting

Minutes Prepared by Janet Chambers, Recording Secretary