

**REGULAR MEETING OF  
CASCO TOWNSHIP PLANNING COMMISSION  
August 2, 2017; 7 PM – 9 PM**

**Members Present:** Dave Campbell, Lou Adamson, Dan Fleming, Greg Knisley, Judy Graff and Dave Hughes

**Absent:** Dian Liepe

**Also Present:** Cheri Brenner, Alfred Ellingsen and Recording Secretary Janet Chambers and approximately 15 interested citizens

1. **Call to order and review of agenda:** The meeting was called to order at 8:15 PM.

2. **Opening comments by PC members:** None

3. **Public comment for any items Not on Agenda:** Kathy Watt, 7362 Atlantic Avenue commented that at the last meeting when she spoke about a noise complaint she was followed by two people that stood up and said she was making up her complaint up. She felt this discounted and discredited her comment. She expressed that opposition like that will not foster cooperation and the need to work together. She asked that the PC not accept disrespectful comments like this. Graff recalled the incident and other times this has happened. Graff said people are providing information trying to be helpful, and this kind of thing makes her uncomfortable. As a board, the PC should not accept that kind of behavior.

Debbie Weaver, Pacific Avenue agreed it is important that people be respectful to each other and exaggerations on either side should be called out.

Chris Barczyk wished Dave and Mary Campbell a happy anniversary. He commented one thing that concerns him is that school is about to start, summer is coming to an end, and with no June PC meetings the seasonal property owners will no longer be heard. He is disappointed that the seasonal property owners will not have a voice.

3. **Approval of minutes of June regular meeting minutes.** A motion by Adamson, supported by Graff that the June 7, 2017 Regular Planning Commission minutes be approved as written. All in favor. MSC.
  
4. **Report from Township Board representative Judy Graff:** Graff gave a report on the July 3 and July 17<sup>th</sup> meetings. Items highlighted were:
  - Tom Jessup said the County is considering a law enforcement millage.
  - New W&S authority will be doing inspections of Casco water customers (unknown timetable).
  - The Board approved a road millage 1 mil on the November ballot.
  - The Board approved an annual \$3,000 payment to Al Van for operations. In the past 15 years Casco has contributed \$1,500. The board will consider a one-time donation to Al Van in addition.
  - A request was made by Maureen Perideaux on the Dark Skies Initiative. The Board agreed that a lighting ordinance should be considered by the Planning Commission after the rental ordinance is completed.
  - July 31<sup>st</sup> the Board approved the first step on the water & sewer project in Miami Park. August 21<sup>st</sup> will be the next meeting.
  - Graff asked the Board how often they would like the PC to update Zoning & Master Plan. No decision were made at the time. They expect to make a decision at the August meeting.
  
5. **Report from ZBA representative Dave Hughes:** Thurs August 10<sup>th</sup> there will be a variance request on a parcel in the Ag district from Barb Jerue, 6331 109<sup>th</sup> Street, Pullman. There is a 250' road frontage requirement and a property owner wants a 122' variance from that. The parcel has already been subdivided without township approval and sold. They are asking for a variance after the fact.
  
6. **Report from Water / Sewer representative Lou Adamson:** Water and Sewer is doing well. The projected growth they were trying to make was 17 full hookups. They have since found they could count all hookups, not just full hookups. In fact, there are over 30 connections, which was a pleasant surprise. This puts the Water & Sewer Authority 1.3 million ahead to pay on bonds, use for O&M expenses, or pay back townships. The decision has not been made how the unexpected money will be used. The

merger into SHAWS will be completed the middle of next year. Casco is sharing in the cost of Ross Stein's wages in the interim.

Campbell questioned the surprise in the increased money, and if there is a projection for the future. Adamson said no, there is not a projection. That is what got us in trouble in the first place is projecting incorrectly. Campbell felt there should be some kind of projection and plan for cash management. Adamson said new districts are being added, they are now paying up front for new districts, and there is no way to make projections on things.

## **8. Old Business**

**A. Any update on proposed wording for allowing restaurants as special use in Ag districts?** Defer discussion until next meeting.

**B. Other old business?** There will be a meeting in Kalamazoo. August 23<sup>rd</sup>. Dave Campbell, Judy Graff, Paul Macyauski, Cheri Brenner and Kathy Stanton will be going. The program will be by MTA townships about problems facing STR and Marijuana dispensaries.

## **9. New Business**

**A. Ellingsen: Restaurants in ag district.** Ellingsen said people are asking about wedding venues in an old barn on 62<sup>nd</sup> Street. Ellingsen said this fits into the discussion on restaurants and special events in the ag district. Ellingsen also mentioned a problem Peggy Spencer on 72<sup>nd</sup> Street is having in an ag district where 250' road frontage is required. She has 85 acres, but not enough road frontage to divide for her son to build. Having 85 acres with no way of division could be considered "taking" of property in a court. The PC could consider looking at land division in the ag district, possibly allowing with a site plan or allow for access easement or common driveway and allow the drive to be considered the road access. Campbell asked Ellingsen to write up a request for the PC to consider. Campbell asked if we need to look at Ag in general. Ellingsen added weddings are allowed in wineries as an ancillary use.

**10. Public comment on items discussed in this meeting:** none

**12. Closing comments and adjournment.** A motion by Adamson, supported by Knisley to adjourn. All in favor. Meeting adjourned at 8:50 PM.

Minutes prepared by Janet Chambers, Recording Secretary

Next meeting dates:

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|-------------------------------|-----------------------------|
| Wed., Aug. 16, 2017, 6pm..... | Workshop Short Term Rentals |
| Wed., Aug. 30. 2017, 6pm..... | Workshop Short Term Rentals |
| Wed., Sept. 6, 2017, 7pm..... | Regular Meeting             |