

CASCO TOWNSHIP PLANNING COMMISSION

WORKSHOP MEETING

November 17, 2021

5:00 PM

Casco Township Hall

1. Call to order
2. Workshop:
 - a. Work on Text Amendments
 - Water run off text
 - Pole Barn vacant property
 - Pole type dwellings
 - Daycare center in a church
3. Adjourn

Regular meeting starts at 6:00PM

Suggest add to 3.20 Min dwell regs and/or 3.30

Water run-off – water trespass

L. In order to protect adjacent properties and to provide adequate, as possible, drainage of surface water and storm water run off, the final grade shall be designed and landscaped such that storm water run off is managed in a manner which does not create standing water or damage on adjacent properties for all earth moving activities in all zoning districts.

Re-letter

Building on properties without a dwelling, any district

Residential storage building

0-1ac not to exceed 1200 sq ft

1.1- and up -1200sq ft + 225sq ft per ¼ acre

Not to exceed allowed lot coverage per district

No sleeping, no dwelling, no commercial

Not to exceed 16ft side walls

Bathroom and finished space ok

3.20 Min Dwell Regs

D. There shall be a foundation of concrete or block around the entire exterior perimeter of all dwellings, with a minimum depth of 42 inches below grade. The foundation shall provide a maximum exposed foundation above grade of 16 inches and a minimum exposed foundation above grade of eight inches, and shall comply with all applicable provisions of the building code enforced by the Township. The dwelling shall be firmly attached to the foundation as required by the construction code enforced by the Township, or by an anchor system designed and constructed in compliance with United States Department of Housing and Urban Development Regulations, if a manufactured home.

This text does not allow Pole Type dwell homes. This text requires a full perimeter foundation.

New Text Sample: Construction standards shall be in conformance with the laws and regulations of the State of Michigan as from time to time amended.

This allows for any allowed type of foundation to be used in the building code

Daycare center to be allowed via a Special Land Use within an existing church (or new church) any district

Amend daycare center definition

Add language to Church to allow, daycare (possible food pantry, pre-school, etc)

Commercial day care facility. A facility, other than a private residence, receiving minor children or adults for care for periods of less than 24 hours in a day; for more than two weeks in any calendar year. Child care and supervision provided as an accessory use, while parents are engaged or involved in the principal use of the property, such as a nursery operated during church services or public meetings, or by a fitness center or similar operation, shall not be considered commercial day care.

11-17-21

Casco Township Planning Commission

~~9-15-21~~

Future Projects / Amendments

This list is generate by Tasha Smalley - ZA

Draft done - Winery provision for SLU - the Z0 does not currently have provisions for Winery; existing ones were approved under an incorrect avenue (farm market)

Drainage issue / storm water retention - finish text

Reviewed 1 draft -LR-A, LR-B, LDR Lake Mich setback 200ft when not regulated by EGLE - take average setback of the 5 adjacent dwellings on each side

Draft done - 15.030 farm market should not be a SLU, violates GAAMP; remove as SLU, move to General Provisions

19 Signs - review for compliance of new case law (attorney already drafted)

Ag District; commercial uses; farm repair, greenhouse/retail

MZEA updated March 2019, go thru ordinance for updates; revised definitions and new regulation - child care center, adult foster care, foster care; references from DEQ to EGLE

Draft done - Campground - 2 phase for store, any # of lots 1000 sq ft; over 60 lots not to exceed 2500 sq ft

Reviewed a draft - 3.23 Projections in yards - needs clarification; does apply to 3.28; D. really needs reorganizing

3.07 Access Bldg - Should reference 3.28 and vice versa

3.20 Min dwell regs; Pole type dwellings; lower size

3.26 Private Road; possible 33ft easement instead of 66ft

3.40 Shared driveway; add to other zoning districts

3.34 Temp dwelling not allowed; reconstruct after fire, etc