

Draft

Regular Meeting of Casco Township Planning Commission

February 8, 2012, 7 PM

MEMBERS PRESENT: Bruce Barker, Daniel Fleming, Dian Liepe, David Campbell, Paul Macyauski, Judy Graff, and Janet Chambers, Recording Secretary

ABSENT: John Stroud is excused

ALSO PRESENT: Patrick Hudson, Planner and Gary Jonna, President of Whitehall Real Estate Interests and one other interested person

1 Call to order and review of agenda

The meeting was called to order at 7:08 pm.

SHARA was added to agenda under #8 New Business

2 Approval of minutes 1/11/2012 Regular Meeting

Moved by Daniel Fleming, Supported by Liepe all in favor. MSC

Approval of minutes 11/14/2011

Motion to accept minutes of Master Plan Public Meeting by Liepe, Second by Graff. All in favor.
MSC

Approval of minutes from 1/18/2012

Motion by Fleming, seconded by Macyauski to approve minutes with amendment. All in favor.
MSC

Amendment on Page 2, #3 Public Comment, 5th paragraph to read: "Motion of approval *of Preliminary Site Plan* with stated variances from ZBA by Dan Fleming, seconded by Dave Campbell."

3 Report from the Township Board representative.

Graff gave a report on the January 16th regular meeting.

- A draft of the 5 year Parks & Recreation Plan was presented. Public hearing will be held on February 20, at the next Board meeting with open discussion.
- Maple Grove property appraisals submitted to state for review.
- Mandatory Hook up letter for water and sewer, January 31, 2012, has been sent out. Deadline will be 18 months from the date of that letter.
- Appointment of Blanche Wilkinson & Richard Barden to Board of Review, to replace Will Hart and Ken DeWitt.

4 Report from the ZBA Representative

Macyauski reported that there has not been a meeting since the last report. There will be a meeting on 2/9/12 with 3 applicants.

5 Report of Water/Sewer representative

Report included in agenda item #3 Report from Township Board Representative

6 Resolutions requiring Planning Commission action

Chairman Barker called for a resolution for Recommendation to Board for Adoption of Revised Master Plan with the following changes. All voted yes.

1. The cover will be reprinted with the new February date.
2. Table of Contents will have numbers adjusted as needed to accommodate changes
3. Future Land Use Map
 - a. Date Changed from "Modified January 2012" to "Modified February 2012"
 - b. Private Recreation/Open Space will include SHARA Park
 - c. "Public Facility" with red star will be changed to "Casco Public Facility"
4. Page 15, 4TH Paragraph, HIGH DENSITY RESIDENTIAL, 10th line "150 acres" will be changed to "122 acres". The line "Where possible such developments must abut existing commercial areas or school property." will be removed.
5. Table added to top of Page 16 concerning Density and Public Sewer requirement
6. Page 17, OTHER FACILITIES OPEN TO THE PUBLIC, last item the word "and" will be removed at end of sentence
7. Page 43, EDUCATION (2010) First 2 paragraphs at top will be removed

Hudson will make changes and have copies printed for distribution at the February 11th Special Joint Meeting.

7 Old Business

- a. Master Plan will be presented at the Saturday, Feb 11th Special Casco joint meeting hosted by PC at 9 am until 12 pm.
- b. Discussion on Front Yard Setback question on Lake Michigan lots. Clarification of setback requirements from the High Water Mark needs to be addressed for clarification.
- c. West Shore Heights New District will need to be put on future agenda for discussion.

8 New Business

SHARA Question

A memorandum from Ronald A Bultje, January 24, 2012, regarding South Haven Area Recreational Park was distributed to commissioners (attached). It was a reply to questions asked about the Township's part in SHARP. This will be put on the next agenda for further discussion.

Zoning Changes

Ellingsen, Hudson and Bultje will meet discuss zoning issues and how one change may affect another. There are a number of inconsistencies that have occurred throughout the years, and the new Master Plan will have an effect on the zoning. If there are any specific issues that commissioners would like to see discussed at that meeting, they are asked to contact Ellingsen to have the issues added to the agenda. One topic the Planning Commission would like to add to the discussion is future trends for seniors and the possibility of a property owner having a 2nd home on their property for their elderly parents. This will be a topic for a future agenda.

The March Planning Commission Meeting will be Wednesday, March 7th.

- 9 **Public Comment:** Gary Jonna, Whitehall Real Estate Interests, 39525 13 Mile Road, Suite 250, Novi, Michigan 48377 was present. He asked about the sequence and timeline for the Master Plan to be in effect. He was informed that it would go before the Board of Trustees who can approve, revise or reject the Master Plan. Once approved there is a 45 day period for public comment. Then back to the Board of Trustees who will say aye or nay before it becomes official.

Motion to adjourn was made by Fleming and seconded by Liepe. All in favor. MSC Meeting was adjourned at 9:18 PM.

Minutes prepared by Janet Chambers, Recording Secretary

Attachment: Memorandum from Ronald A. Bultje, January 24, 2012 Regarding South Haven Area Recreational Park.