

Approved 07/09/12

Regular Meeting of Casco Township Planning Commission

June 6, 2012, 7 PM

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

ALSO PRESENT: Allan Overhiser, Township Supervisor, Bob Baker, Gary Jonna, and 2 other interested persons.

1 Call to order and review of agenda

The meeting was called to order at 7:06 pm. There were no changes to the agenda.

2 Approval of minutes from 5/9/12 Regular meeting, and 5/16/12 Public Hearing on Zoning Ordinances.

Motion by Fleming, supported by Stroud to approve the 5/⁹~~15~~/12 minutes as printed. All in favor. MSC.

Motion by Fleming, supported by Campbell to approve the 5/16/12 minutes of the Public Hearing with the following amendments: Page 4, #4 Public comments: At the end of the paragraph the following will be added: *(See page 1, Section 1-11 for voting)*. It was also decided that Chairman Barker will ask Alfred Ellingsen for a written statement to clarify his reasoning behind the 200' Lake Front setback in Section 9 LR-B and said written statement to be attached to the 5/16/12 minutes. MSC.

3 Public Comment & Correspondence: None

4 Report from the Township Board representative: None

5 Report from the ZBA representative: Macyauski thanked the Planning Commission for taking care of Bosgraaf's request by passing amendments to the Zoning Ordinance.

6 Report of Water/Sewer representative: None

7 Resolutions requiring Planning Commission action: None

8 New Business: Zoning Ordinances Review, Discussion & Plan of Action

At the May 16th meeting, Section 12, HDR was tabled so that changes could be made. Chairman Barker has spoken to Alfred Ellingsen about a new draft of Section 12 HDR. Ellingsen, Hudson &

Bultje are working on the draft and could be done in a week or so. Continuation of the public meeting is tentatively set for Tuesday, June 26, 2012 at 6:00 pm, giving time to receive updates and for public notice.

Bob Baker, 54 Lincoln Avenue, South Haven, asked a clarifying question about who the township is consulting with and why Chairman Barker explained that Hudson was the Planner who has helped with the Master Plan, and Bultje is the township's attorney. Mr. Baker asked that the PC consider the impact that high density would have on the traffic of the existing residence.

Gary Jonna, of Whitehall Real Estate, 39525 W 13 Mile Rd, #250, Novi, MI, asked about the 15' side yard setback. He wants clarification about whether the setback would be 15' from the property line, resulting in a 30' distance between buildings, or a total of 15' between homes. He also inquired where he could get details on the time of the continued meeting and the topics that will be covered.

Chairman Barker told both Baker and Jonna that they could contact Ellingsen for that information, and a public notice will be in the paper.

Permitted land uses, chapters 15 & 17 and Master Plan items will be considered a priority place to begin Zoning Ordinance updates. As changes are made Julie Cowie and Alfred Ellingsen will make the changes to the pages.

9 Additional Business: Round Table Discussion & Annual report to Casco Twp of PC activity.

Chairman Barker will be giving a report on the Planning Commission at the upcoming Township Annual Meeting. His report will include the Master Plan being completed and the PC plans to update the Zoning Ordinances.

The PC will get some Chapter 17 Site Plan Reviews during the summer. Special meetings will be held at 6:00 pm to address them as they come up. July 23rd and August 13th were tentative dates chosen for any special meetings that may come up.

Commissioners discussed items to be considered for Zoning Ordinance changes. Site Plan Reviews should be streamlined. There should not be so many SLU items. There was question as to who takes care of the Change Log and making sure that it is done.

10 Public Comment: Allan Overhiser was pleased to announce that they closed on Maple Grove today.

Tuesday, June 26th at 6:00 pm will be a continuation of the May 16th public meeting to discuss Section 12. The July Planning Commission Meeting will be Monday, July 9th at 7:00 pm. The August Planning Commission Meeting will be Monday, August 6th at 7:00 pm.

Motion to adjourn was made by Stroud and seconded by Fleming. Motion carried. Meeting was adjourned at 8:23 PM.

Minutes prepared by Janet Chambers, Recording Secretary