

Draft

**Casco Township Planning Commission**

**Regular Meeting**

**July 17th 2024**

**6:00 PM**

**Casco Township Hall**

Members Present: Andy **Litts**, Kelly **Hecker**, Dan **Fleming**, Irene **Wood**

Members Absent: Dian **Liepe**, Greg **Knisley**, Ryan **Brush**

Audience: None

1. Call to order: Meeting was called to order by Chairman **Litts** 6:10PM

2. Review and approve agenda:

A motion was made by **Hecker** to approve the agenda, supported by **Wood**. All in favor.  
Motion carried.

3. Public comment: None

4. Correspondence:

E-mail from Mary Campbell – Re: Senior Services

E-mail from Fleming – Re: Four more farms totaling over 300 acres outside Ann Arbor being protected

5. Approval of Minutes:

A motion was made by **Fleming** to approve the June 19th, 2024 Regular Meeting minutes, supported by **Hecker**. All in favor. Motion carried.

6. Public Hearing: None

7. New Business: None

8. Old Business

Further discussion Re: Road frontage requirement for AG District carried over from the previous meeting

**Fleming** feels that a 250' requirement is arbitrary, and that if there is a number there should be a reason behind it. **Litts** is concerned with how a change in the minimum road

frontage requirements will affect the existing properties. **Wood** suggested a combined total of minimum house width (i.e. 24') + the minimum driveway width and the area needed to install a septic and a well (distance from each other and/or the dwelling) could be the minimum amount of frontage you need. **Fleming** remarked that AG properties may not even have a dwelling so all they would need is access to a field without any road frontage requirements. A decision was not made.

**Fleming** quoted Alexander Hamilton "When occasions present themselves in which the interests of the people are at variance with their inclinations, it is the duty of the persons whom they have appointed to be the guardians of those interests, to withstand the temporary delusion, in order to give them time and opportunity for more cool and sedate reflection". **Fleming** remarked that if Casco Township residents want to preserve farmland they are taking other uses away from the farmer; and that these takings are being done without just compensation.

b. Revised Tickle File:

It was determined that the top 3 things to work on should be minimum dwelling size, whether or not to allow Accessory Dwelling Units (ADU) and how to regulate them, and adding additional allowed uses to the AG District.

c. Draft Text - Minimum dwelling size, width.

Current minimum square footage is 1000 sq. ft. (with a minimum of 720 sq. ft. being required on the ground floor). **Smalley's** memo suggested dropping that minimum to 720 sq. ft. total, either on the first or second floor, or combined; and dropping the minimum width to 20'. There was much debate about why the minimum width requirement was 24'. It was suggested, that most communities do that to eliminate singlewides from being installed in the township.

The PC members then questioned why the township residents do not want people to live in singlewides and **Litts** wondered if it might have something to do with property tax values. It was also mentioned that although singlewides can be kept up very nicely it seems people might have other prejudices that make them biased against the stereotypical look of the trailers, and the type of people who characteristically live in them. **Wood** suggested that the Michigan Residential Building Code could be used as a standard. No decision was made.

d. Draft Text – ADU

There must be dwelling on the property to be able to allow an ADU. The PC would like ADUs to be should be allowed by right in all of the Zoning Districts. The PC does not want to regulate the maximum size of an ADU, as long as they do not exceed the lot

coverage requirements of the District they are in. An ADU can also be placed anywhere on the property as long as it meets the required setbacks of the District they are in.

There will need to be further discussion on the number of ADUs that can be allowed on a property and whether or not they could be used as Short-Term Rentals (STR). **Fleming** commented that if the Township would allow more than one dwelling per parcel ADUs would not be necessary. **Wood** questioned when multiple ADUs would turn into a Planned Development Unit (PDU).

- e. Any other business that may come before the commission:

**Wood** stated that there will be a Public Hearing at the September meeting where she will be submitting a site plan review for the Fields Campground pool and additional campground sites.

9. Administrative reports:

Zoning Administrator – **Smalley** was not present but had provided her itemized June 2024 Zoning Report.

Township Board Representative – **Fleming** reported that the Board had discussed the potential renovations to the Township Hall including additional meeting areas and additional office space. **Fleming** also reported that Officer Cesar Cano was stepping down as the Township Sheriff and a new Officer would be transferring into that position. **Fleming** also reported that early voting for the Primary Election starts July 27<sup>th</sup>.

ZBA Representative – **Liepe** was absent.

10. Public comment: None

11. Adjourn at 8:20 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary