

Approved 8/6/2012

Regular Meeting of Casco Township Planning Commission

July 9, 2012 8:00 PM

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

ABSENT: Dian Liepe is excused

ALSO PRESENT: Patrick Hudson, Planner, Alfred Ellingsen, Zoning Administrator and Gary Jonna of Whitehall Real Estate

1 Call to order and review of agenda

The meeting was called to order at 8:00 PM. There were no changes to the agenda.

2 Approval of minutes from 6/6/12 – Regular Meeting & 6/26/12 – Public Hearing on Zoning Ordinances.

A motion was made by Fleming, and supported by Stroud to approve the June 6th minutes as written. MSC.

A motion was made by Fleming, supported by Stroud to approve the June 26, 2012 minutes with the following amendment on page 5, paragraph 3. MSC.

~~A Commissioner~~ **Campbell** raised concern about any of North Shore Drive becoming HDR. Hudson answered the Master Plan is too far along to change that now. ***The PC will review, at next Master Plan revision, the future land use map around the HDR District.***

3 Public Comment & Correspondence: None

4 Report from the Township Board of Representative: None

5 Report from the ZBA representative: There will be a ZBA meeting Thursday, July 12, 2012

6 Report of Water/Sewer representative: None

7 Resolutions requiring Planning Commission action: None

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

Chairman Barker asked Patrick Hudson to review a Memorandum from June 15, 2012 regarding Zoning Text/Map Nomenclature & Density Issues. (Attachment 1)

Hudson recommended that labels used for zoning districts in Casco Zoning Ordinances be different from the labels in the Master Plan to avoid unnecessary confusion. Master Plan labels need to be descriptive, but the zoning map and text should be standardized to follow the labels customarily used by other municipalities. The R-1, R-2, etc. is more readily know by most realtors and general public.

After some discussion, and the fact that this could be done at a later date as one change of terminology, the PC decided to consider it at a later time.

Hudson found some conflicts between the new Master Plan and the Zoning Ordinances in lot sizes that the PC may consider changing. (See attachment 1)

9 Additional Business: Round Table Discussion

It was discussed that LDR (Low Density Residential) is really not low density and could be called LR-C (Lakeshore Residential – Cottage). The Commission felt that current labels have nothing to do with reality and should look at relabeling. It was also stated not to confuse labels with setbacks. The setback requirements are a whole different thing.

Some commissioners would like to address the subject of two houses on one property for family issues that come up. In today's economy and a time of people taking care of family members, some thought could be given to accommodate them. Graff recalled a time when a family with a handicapped son was denied adding a second dwelling to accommodate him, and would like to see provisions for this.

A large number of lots sizes will be nonconforming. In areas where there is no water and sewer it creates the perception of unfairness, but the reality is, an acre for a lot without sewer very minimal for health and in some soils should be 5 acres. There was concern about what would happen with the second dwelling when they no longer need it.

Chairman Barker said now that 9A is about done, 4.07 should be easy. Will need a new page printed on 4.08. Will go down list to see what should be SLU with Hudson's input. 9A is going to be a good sustainable ordinance and good for the public.

10 Public Comment: none

The next Planning Commission meeting will be Monday, July 30, 2012 at 6:00 for a continuation of the Public Meeting.

The August meeting will be Monday, August 6, 2012 at 7:00 pm.

Stroud made a motion to adjourn, Campbell seconded the motion. MSC.

Meeting adjourned at 9:00 p

Minutes prepared by Janet Chambers, Recording Secretary