

APPROVED on 10-9-13

Workshop Meeting of the Casco Township Planning Commission

September 18, 2013 6:00 PM

MEMBERS PRESENT: Bruce Barker, Lewis Adamson, Dian Liepe, Daniel Fleming, and David Campbell.

ABSENT: Paul Macyauski and Judy Graff were excused

STAFF PRESENT: Sue West, Recording Secretary; Alfred Ellingsen, Zoning Administrator; Patrick Hudson, Planner

ALSO PRESENT: None

1. Call to order and review of agenda. Meeting was called to order at 5:59 pm. There were no changes to the Agenda
2. Workshop to amend Chapters 15 & 17 of the Casco Township Zoning Ordinance, update all definitions:
  - a. Chapters 7A and 7B should now match the Master Plan. Chairman Barker will give the final pages to the Board.
  - b. Ellingsen will need the updated disk to the Master Plan for the website.
  - c. Section 17.02 J4 – the 1,000 square feet figure regarding existing floor area should be changed to 1,500 square feet.
  - d. Hudson's proposed pages starting with SECTION 17.03 SITE PLAN SUBMITAL at the top (Attachment 1) are accepted with the following changes:
    - i. At the end of Section 17.03 A 1 add the following sentence: Approval of a Preliminary Site Plan is not binding on either party.
    - ii. Wording on Section 17.04 4 will be corrected and provided
  - e. Hudson's proposed pages regarding Chapter 15, with September 2013 DRAFT at the top, (Attachment 2) are accepted with the following changes:
    - i. Section 15.02 C1 – Delete F
  - f. On Hudson's proposed pages with September 2013 DRAFT at the top, regarding Chapter 15.03 QQ (Attachment 3) –are accepted with the correction of spelling of the word barred.
  - g. Hudson's proposed pages titled SPECIAL USE CONDITIONS – new provision where none exist 2013 SECTION 15.03 (Attachment 4) are accepted with the following changes:
    - i. Under P Farm Markets, delete the wording in 1 and replace it with wording that makes reference to GAAMPs
    - ii. Section 17.02 J4 – change 1,000 square feet to 1,500 square feet with respect to the existing floor area
  - h. Hudson's proposed pages with September 2013 DRAFT at the top, with respect to Chapter 3, (Attachment 5) are accepted. With respect to Section Z, located on page 15-20 of the Zoning Ordinance Book, Chairman Barker suggested that Hudson write a

position letter on why or why not this section should be deleted. A final decision can be made at the October 23, 2013 Public Meeting.

- i. Hudson's proposed pages titled SECTION 21.09 ZONING AGREEMENTS (CONDITIONAL REZONING) (Attachment 6) are accepted.
- j. Hudson will provide Ellingsen with final copies of the above noted changes so proper notice can be published in the newspaper for the October 23, 2013 meeting.
- k. Chairman Barker indicated that after the Public Meeting, a new Zoning Ordinance Book should be ready for print and that in the future, all Zoning Maps should be looked at.

3. Public Comment & Correspondence: none
4. Resolutions requiring Planning Commission action; none required
5. Public Comment: none

Next Regular Meeting will be held on Wednesday, October 9, 2013, 7:00 pm

Next Public Meeting will be held on Wednesday, October 23, 2013 at 6:00 pm

Motion to adjourn by Campbell, 2<sup>nd</sup> by Adamson, meeting adjourned at 7:53 pm

Minutes by Susan West, Recording Secretary

Pages with SECTION 17.03 SITE PLAN SUBMITAL at the top - Attachment 1

Pages regarding Chapter 15, with September 2013 DRAFT at the top - Attachment 2

Pages with September 2013 DRAFT at the top, regarding Chapter 15.03 QQ - Attachment 3

Pages titled SPECIAL USE CONDITIONS— new provision where none exist 2013 SECTION 15.03 - Attachment 4

Pages with September 2013 DRAFT at the top, with respect to Chapter 3 - Attachment 5

Pages titled SECTION 21.09 ZONING AGREEMENTS (CONDITIONAL REZONING) - Attachment 6