

APPROVED 8/6/2012

Special Meeting of Casco Township Planning Commission

July 9, 2012, 6 PM

MEMBERS PRESENT: Bruce Barker, John Stroud, David Campbell, Daniel Fleming, Paul Macyauski, 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

Chairman Barker called the meeting to order at 6:06 PM. There were no changes to the agenda.

2 Reading of notice in the South Haven Tribune on June 25, July 1 and/or July 8, 2012 on Casco Township Zoning Ordinances Review; Continuation of May 16, 2012 PC Meeting.

This meeting is a continuation of the May 16th and June 26th public meetings for the purpose of receiving comments regarding proposed amendments to the Township Zoning Ordinance. The meeting will continue on Monday, July 30, 2012. Chairman Barker noted that property owners included in the proposed HDR zoning change west of Baseline School (tax codes 047-00, 049-00, 049-10 and 049-18) were notified that the proposed change includes their property, and they have the option to be excluded from the change prior to or at the July 30, 2012 meeting.

3 Public Comment Correspondence; From, Date Received & Subject

There was no public correspondence.

4 Public comment on possible revisions to the Casco Township Zoning Ordinances Section 4.07 Schedule of Regulations & 4.08 Table of Permitted Uses; Chapter 9A, HDR, High Density Residential District.

Gary Jonna, Whitehall Real Estate, Novi, Michigan asked a clarifying question about whether this public meeting was about text used in the zoning ordinance, or if it is about rezoning to MFR. Chairman Barker replied that the PC's plan is to come to an agreement on the text and present it at the July 30, 2012 meeting. Ellingsen added there will be a public hearing based on the final draft. Hudson added that there could be more changes after the July 30th meeting.

Chairman Barker read a memorandum from Ronald Bultje, dated June 29, 2012, regarding the Zoning Text Amendment Ordinance for Multiple Family Residential District. The letter was written under the presumption that the PC had decided to add Chapter 9B MFR (Multiple Family Residential) as a new zoning classification, in addition to the HDR (High Density Residential).

After comparing the text from the PC minutes of June 26th and the suggestions in the memo from Bultje, the following change was made to the 9A.01 Description & Purpose paragraph:

SECTION 9A.01 DESCRIPTION & PURPOSE

The ~~Purpose~~ purpose of this district is to provide for a broader range of housing types ~~to people who desire to live in~~ such as apartment buildings, traditional condominium developments and other multiple dwelling unit properties. These developments will only be allowed if they ~~can be~~ are connected to public water supply and sanitary sewer systems. It is also the intent of this district to allow single- and two-family dwellings on individual lots meeting similar standards as those of the surrounding residential districts.

In Section 9A.03 District Regulations the following change was made to the table:

High Density Residential (HDR) District		
Minimum Lot Size	Single-family	7,500 sq. ft.
	Two-family	10,500 sq. ft.
	Multi-family	2 acres - maximum density on any parcel shall not exceed 10 dwelling units per gross acre
Minimum Lot Width	Single-family	75
	Two-family	100
	Multi-family	150
Minimum Front Yard Setback		25 feet
Minimum Side Yard Setback		10 feet
Maximum Width to Depth Ratio		1:4
Minimum Rear Yard Setback		30 feet
Maximum Height of all buildings		35 feet
Maximum Lot Coverage		25% for single family; 35% for two or multi-family
Minimum dwelling unit size		Single-family dwellings - 1,000 square feet, with a minimum of 720 square feet on the ground floor for two story dwellings Two-family dwellings – 900 square feet Multi-family dwellings – 1-bedroom, 650 square feet per unit; 2-bedroom, 750 square feet per unit; 3-bedroom, 900 square feet per unit; additional bedrooms require an additional 100 square feet per unit.
*Also see Section 3.10- Additional Setbacks for Structures Adjacent to Major Roads.		

Discussion ensued about limiting the number of SLU's brought before the ZBA. Possible options discussed were having an Administrative Site Plan Review person who would permit under the guidelines set by the PC. This could be the Zoning Administrator or anyone the Board would assign to do the reviews. Another option was some uses could be "Permitted" with very specific guidelines. Some uses a little out of the norm would require the ZBA. It was also suggested that quarterly, the person assigned as Administrative Site Plan Review person could come to the PC to discuss what he/she has done.

Hudson clarified if something goes to the ZBA it either meets the requirements or is denied. Things that need some discretion need to be brought to the PC or be permitted with specific rules.

Questions were raised about why Attorney Bultje was involved in documentation and editing at attorney rates for things Patrick Hudson or the PC could do. Before Casco hired a Planner everything was sent to the attorney for review, and more should be done by Hudson. Some of the editing was done by the attorney after the June 26th meeting, partly due to a misunderstanding about what the PC wanted with the HDR (High Density Residential) and MFR (Multi Family Residential). The attorney was under the assumption that the PC wanted to add a MFR classification, and the PC intends it to be one zoning classification, HDR (High Density Residential). Bruce will call Bultje to be sure there is a clear understanding of what the PC wants.

- 5 Resolutions requiring Planning Commission action; None required but adoption of above ordinances may occur.** No resolutions made at this meeting

- 6 Public Comment**

Gary Jonna questioned when he could see a copy of the final text and whether all of the specific text would be printed in the public notice.

Hudson will get the final changes made and send them to Ellingsen. Ellingsen will send them to Bultje for review of any legality issues, and have a Public Notice published in the July 15th paper. Ellingsen will include all of the text in the Public Notice.

Motion to adjourn was made by Graff and seconded by Fleming to adjourn. Motion carried. Meeting was adjourned at 7:45 PM.

Minutes prepared by Janet Chambers, Recording Secretary

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