

APPROVED 7-7-2014

Regular Meeting of the Casco Township Planning Commission

June 4, 2014 - 7:00 PM

MEMBERS PRESENT: Bruce Barker, David Campbell, Dian Liepe, Lewis Adamson, Paul Macyauski and Judy Graff

ABSENT: Daniel Fleming was excused

STAFF PRESENT: Susan West, Recording Secretary

ALSO PRESENT: Alfred Ellingsen, Zoning Administrator

1. **Call to Order and review of agenda** - Meeting was called to order at 7:01 pm. There was an addition to the Agenda to include a discussion on Sections 7A.03 and 7B.03 of the new Zoning Ordinance Book.
2. **Approval of minutes of 5/14/14 regular meeting and 5/14/14 Public Hearing on ZO** - Motion by Liepe, supported by Macyauski, to approve the Minutes of the May 14, 2014 Regular Meeting as written. All in favor, MSC. Motion by Liepe, supported by Adamson, to approve the Minutes of the May 14, 2014 Public Meeting as written. All in favor, MSC.

Graff asked for clarification regarding the 200' high water setback wording in Section 7B.03 in the new Zoning Ordinance Book. Ellingsen stated that this wording should be included. He further stated that only the property located in the Pinnacles Subdivision will ever be affected by this wording and that the rest falls under the D.E.Q. After more discussion, the Commissioners agreed with the wording as written.

3. **Report from the Township Board Representative** – Graff reported on the May, 2014 Meeting as follows:
 - a. Tom Jessup gave an update on the Blue Star Trail. The Board is waiting for the County Parks Committee and the Road Commission to make a recommendation on ownership and other issues. Jessup also stated that there are plans in the future to repave Blue Star Hwy. and that a cheaper alternative that could be considered would be to have the paved shoulder to the highway widened on each side for bicycle use, etc. Campbell asked who would be responsible for maintenance if this was done and Graff stated that she believes it would be the Road Commission.
 - b. The Board has decided to make improvements to the Township Hall, ie new carpet, paint, etc.
 - c. The Revised Zoning Ordinance Book was approved.
 - d. There is not a set date for the opening of the park.
 - e. Tom Jessup reported that improvements to the West Side Park will be started this summer.

4. Report from the ZBA Representative – Macyauski reported that there will be a meeting next week.

5. Report from Water/Sewer Representative - Adamson reported as follows:

- a. Financially, things look very good. We are approximately \$300,000.00 better off now compared to this time last year. Upcoming bond payments will be met.
- b. All letters regarding mandatory hook-ups (18 in Casco Township) have been sent. Four residents said they were already connected. Campbell asked if they were paying. Adamson confirmed that they were not. Graff asked when will all the mandatory hook-up issues be done. Adamson answered that it is a long process before liens can be placed on the properties.
- c. They are still not funding depreciation. Adamson stated that he is pushing hard for funding depreciation before considering any other ideas such as cutting rates in the future.
- d. They are still trying to avoid building a new sewer plant, ie re-routing, repairs, etc., but that every summer it overflows.

6. Resolutions requiring Planning Commission action: None

7. New Business-Process for Zoning Amendments from adoption to codification - Chairman Barker stated that this is on hold for now.

8. Old Business: Plan for Casco Twp Annual Meeting; report on MI Place – Chairman Barker stated:

- a. He will be attending the Annual Meeting on June 23, 2014 and that all are welcome to attend
- b. He attended a MI Place meeting and that everyone was friendly and that the meeting was well run. However, when the subject of sewer systems came up, the speaker seemed to dismiss the issue and that it seemed that these meetings are better suited for the bigger cities.
- c. He will be attending the Blue Economic Summit and will report to the Planning Commission after same

9. Public Comment - none

Chairman Barker asked for comments from the Commissioners:

Campbell asked if anyone was aware of any weapons ordinances on the books because there has been a problem with individuals shooting guns in residential areas. Chairman Barker suggested that he bring this matter up to the Township Board. Adamson also asked if it has ever been considered to require a septic system inspection every time a home is sold. Chairman Barker stated that he believes the State passed a law requiring that exact thing, but that he could contact Ellingsen or Tom Jessup for further information.

Chairman Barker asked all Commissioners to take note that the July and August Planning Commission meetings will be held on Mondays.

Motion to adjourn by Graff, 2nd by Campbell. All in favor, MSC. Meeting adjourned at 8:19 pm

Minutes prepared by Susan West, Recording Secretary

Next Meeting: Regular Meeting on July 7, 2014 at 7:00 pm