

Approved 6-19-24

Casco Township Planning Commission

Regular Meeting

May 15th 2024

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Dian **Liepe**, Dan **Fleming**, Greg **Knisley**, Kelly **Hecker**, Irene **Wood**

Members Absent: Ryan **Brush**

Audience: Allan **Overhiser**, Dave & Mary **Campbell**, Nathan **Hagger**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:00PM

2. Review and approve agenda: A motion was made by **Liepe** to approve the agenda, supported by **Fleming**. All in favor. Motion carried.

3. Public comment:

Dave **Campbell** requested that Mary **Campbell** be added as an attendee to the April 17th 2024 meeting minutes.

Hagger commented that, as a cyclist, he would suggest that wider road shoulders would be an improvement to the township area.

4. Correspondence: None

5. Approval of Minutes:

A motion was made by **Fleming** to approve the April 17th, 2024 Regular Meeting minutes, with Corrections; supported by **Knisley**. All in favor. Motion carried.

6. Public Hearing: None

7. New Business: None

8. Old Business:

a. Master Plan – go over the draft survey

Litts thinks aspects like housing availability, access to public sewer and water facilities and natural gas, high-speed internet and cell phone service, public beach access, parks and

playgrounds, senior services and township infrastructures like the township hall should be added to the survey questions.

Liepe thinks community activities should be broken down into age groups like kids, adults, seniors and maybe by relationship/family status. **Liepe** would also like input on the idea of a community pool. **Hecker** also thought the questions should be more specific but **Litts** disagreed and thinks that the questions should be more general.

Litts asked if there would be a QR code on the newsletter that was being sent out. **Smalley** responded that there would be, and that it would link them to an online survey.

It was decided to move the 3rd question on # 1 to #2. The PC also wants to add a box “please explain” to #5 so the responders can describe why they think quality of life in the township has improved, stayed the same or declined. The PC would also like a “please explain” line or a “comment” column added to #6.

All of the redundant questions were removed from the survey. It was also decided to:

- Combine culture and history of the area into one aspect
- Remove location in the greater southwest region – not relevant
- Add public beach access to parks and recreation options
- Remove close to employment – can’t control where people work
- Change “close” to “access” to shopping needs
- Remove high quality homes – definition of “quality” can be interpreted differently
- Add public to transportation and accessibility
- Remove sense of community – could be considered arbitrary
- Change “overall” to “safety and” appearance of neighborhoods
- Add “community” to activities, festivals, and events
- Replace “age” with “condition” of public facilities
- Remove cost of living – can’t control
- Remove “lack of” from non-motorized transportation
- Remove lack of cultural events
- Remove limited housing options
- Remove lack of greenspace
- Remove age of public facilities – covered under condition of public facilities
- Remove distance to employment opportunities – can’t control
- Change appearance of “shopping areas” to “businesses”
- Remove architect of businesses – don’t want to regulate
- Remove area schools – can’t regulate
- Remove overall appearance – covered under appearance of neighborhoods and appearance of businesses

- Remove public safety – covered under safety of neighborhoods
- Remove lack of amenities
- Add access to high speed internet
- Add access to reliable cell phone service

Hecker pointed out that the aspects should be reorganized so that similar types of questions are grouped together by category.

They also changed some aspects from #7. They would like to see the responses formatted like #6 Positive, neutral, negative, and a place to comment and elaborate on the responses.

- Add subsection under greater transportation options with aspects like public transport
- Change “retail” to “business” options and add subsection with aspects like retail, gas station, personal services, auto repair, etc.
- Remove more green space and natural areas
- Add subsection under improve public safety services with aspects police, fire, and add ambulance.
- Remove greater sense of community
- Remove entertainment options for youth and teens
- Remove “more variety in types” and just leave housing as an improvement
- Remove “newer” from public facilities and add subsection with Township Hall, Parks, Cemetery, and Transfer Station as types of improvements
- Remove central gathering public places
- Remove Improved streetscapes in commercial corridors – n/a
- Add public utilities, with a subsection that lists water/sewer, natural gas, internet, and cell

#8 was removed entirely since they now have a place to comment in #6 & #7. This re-numbers #9 to #8 and #10 to #9. **Liepe** would like a different photo to illustrate Senior Living facilities depicting something more like a nursing or assisted living facility.

#9 should be reworded to say Please rate the following as a need for the future of Casco Township and format the responses like #6 & #7.

- Add Alternative “commercial scale” energy
- Change commercial “investments” to “development” and add a subsection with categories like retail, dining, etc.
- Remove encourage creative opportunities
- Remove “encourage retail businesses such as” and add subsection to neighborhood service oriented with categories like salon, repair shops, general store, etc. Also a space to identify the business size and or location they see as a need.
- Remove “encourage” and add a subsection to food service business with categories like coffee shop, pizza shop, etc.

- Add agri-tourism and add subsections like, farm markets, etc.
- Add resort/campground with subsection categories like lodging, B & B, hotel, etc.
- Add start up / entrepreneur home based businesses

b. Master plan goals and objectives.

Litts suggested that they wait to see what, if any, changes need to be made until after they have the survey results. The PC members agreed.

c. Draft Sign Ordinance

Section 19.01(D) Change to read the leading edge of the sign cannot be built in any public or private road right-of-way. Add F. No internally lit, blinking, or flashing signs allowed. Add some language stating that it may be externally lit with a fully shielded light that is directed in a manner that it concentrates all of the light onto the sign. **Litts** requested to review a clean copy of the sign ordinance at the next PC meeting.

d. **Litts** discussed some ways to increase housing density by changing the zoning regulations. One option would be to decrease the minimum parcel size requirements. Smaller parcel sizes could also be allowed by reducing the minimum road frontage requirements. Allowing more than one dwelling per parcel would also increase housing density. **Smalley** suggested allowing multi-family housing in more of the districts.

9. Administrative reports:

Zoning Administrator – **Smalley** presented her itemized April 2024 Zoning Report.

Township Board Representative – **Fleming** reported that the Board meeting is scheduled for Monday May 20th

ZBA Representative – **Liepe** reported that the May 9th meeting decision to provide relief for the maximum height of a fence in a front yard setback at 70 Pershing had been postponed to May 22nd, until a setback question could be answered.

10. Public comment:

Dave **Campbell** commented that it was up to the PC to determine how to implement the survey results. He also complimented the PC members on a job well done and stated that he thought the new members were a great addition.

11. Adjourn at 9:08 pm

Attachments: available upon request

Minutes prepared by:

Approved 6-19-24

Jennifer Goodrich, Recording Secretary