

**Casco Township Planning Commission
Regular Meeting
January 17, 2024
6:00PM
Casco Township Hall**

Members present: Andy **Litts**, Irene **Wood**, Greg **Knisley**, Ryan **Brush**, Dan **Fleming**, and Kelly **Hecker**.

Members absent: Diane **Liepe**.

1. Call to order: Meeting was called to order at 6:03pm by Chairman **Litts**.
2. Review and approve agenda: A motion was made by **Fleming** to approve the agenda, supported by **Wood**. "Elections" were added to the agenda under 7a. "Master Plan" was added to the agenda as 8d. All approved. Motion carried.
3. Public comment: none.
4. Correspondence: none.
5. Approval of Minutes: **Fleming** motioned to approve the December 2023 meeting minutes, supported by **Brush**. No discussion. All in favor. Motion carried.
6. No public hearing.
7. New Business:
 - a. Elections: **Fleming** motioned to maintain current seats, supported by **Brush**. Seats are served as follows: **Litts** as Chair. **Hecker** as Vice Chair. **Knisley** as Secretary. All in favor. Motion carried.
8. Old Business:
 - a. Signs, text discussion: **Fleming** questioned if there have been any issues with health & safety as relates to signs reminding the committee that the purpose of the planning commission is to protect that of the residents in this township.

Smalley requested the commission review the ordinances related to signs. She pointed out political signs and real estate signs as examples of temporary signs, handyman signs have been placed in the right of way along Blue Star Hwy, and that there are lot/subdivision development signs out of compliance with the ordinance. Some winery signs are displayed at intersections on property not owned by the respective winery. **Smalley** has issued only 1 sign permit. What is important for her to enforce?

Smalley – we are regulating the size of the sign. **Fleming** – signs serve as identification not advertising. Along 196 – signs on private property, not regulated by MDOT. **Knisley** pointed out that political signs often are not removed. Directional (real estate signs) are usually collected. **Woods** pointed out political sign regulation.

“What are we trying to maintain?” **Smalley** – setbacks, avoid being in line of sight along roadways. The township attorney included in his recommended text what was legal **Litts** – recommending we go through the ordinance section by section. **Fleming** – cautions against creating/ maintaining minute regulations that we are not willing or able to enforce as it decreases the value of things that we do want to regulate. **Woods** – expressed frustration of compliant business owners following the ordinance vs non-compliant businesses facing no consequence. **Fleming** – suggested “does the sign bother you more because of the sign itself or because of the regulation? If because of the regulation, then should the regulation be there on paper?”

The commission discussed line-by-line the Sign ordinance as revised by the attorney. The commission agreed that sign area should not exceed 32sq ft. Clarification on the definition of non-illuminated sign. Billboards are off-site signs. **Litts** -Commissioners will measure off-site signs around the township in next month to define size requirements. Tabling further discussion until next meeting.

- b. Cisco – measure water table, go over his process. **Smalley** went out to the site to observe. Will give report in February.
- c. Master Plan – **Fleming** opinion on proposals is magniloquence. Township received two bids from companies who would do revision. McKenna plan is cheaper and the township elected to go with that company.

9. Administrative Reports

a. Zoning Administrator report – reviewed bills

b. Twp Board representative update: meeting is next Monday. Seniors committee is wanting Casco to pay for them to go to Senior Center in South Haven. Board will discuss this at their next meeting. Seniors want a millage put on ballot for funding.

c. ZBA rep – not present

10. General Public Comment – none present

Adjourned at 09:06pm.

Next meeting date Wednesday February 21, 2024 6:00pm.

Minutes respectfully submitted,

Kelly Hecker, Vice Chair