

Draft

Casco Township Planning Commission

Regular Meeting

October 16th, 2024

6:00 PM

Casco Township Hall

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

Members Absent: Ryan **Brush**

Audience: David **Campbell**, Daril **Valentine** Jr, Daril **Valentine** Sr, Kyle **Mucha** - McKenna

1. Call to order: Meeting was called to order by Chairman **Litts** 6:02PM

2. Review and approve agenda:

A motion was made by **Hecker** to approve the agenda, supported by **Knisley**. All in favor.
Motion carried.

3. Public comment: None

4. Correspondence – e-mail from Julie **Cowie** to **Hecker** Re: the various forms of Housing on the Master Plan (MP) survey. **Cowie** introduced herself as a member of the Housing Stock Work Group at the Allegan County Community Foundation and commented that while all forms of housing are needed for all ages, she would like to see the PC focus on 800-1400 Sq Ft homes that sell between \$150-250 K. **Cowie** also expressed interest in attending the upcoming November meeting.

5. Approval of Minutes:

8. Old Business

A motion was made by **Fleming** to approve the September 18th, 2024 Regular Meeting minutes, with corrections. Supported by **Hecker**. All in favor. Motion carried.

6. Public Hearing: None

7. New Business: None

8. Old Business:

Draft

Hecker Presented a sign idea, to be posted on the Township Hall door that would inform Casco Twp residents about the MP Survey and provided a QR code link. **Mucha** stated that there had been 91 online responses and a few hard copies submitted. **Hecker** and **Litts** are concerned about the abysmal percentage of responses and don't think that it will provide reliable data. **Campbell** remarked that the website needed to be updated with a quick link to the Survey.

Mucha asked how much longer the PC would like to keep the Survey open. They would like to keep it open past the election so that voters could pick up hardcopies and have time to fill it out and return them. It was decided that the Survey would remain open until the first of the New Year.

The PC discussed having a Workshop in January 2025 to go over the Future Land Use (FLU) map, Survey results, and Sections 1- Introduction to the Land Use MP, Section 2 – Community Profile, Section 3 – Natural Systems, and Section 4 – Transportation, Infrastructure & Public Services.

Mucha explained that this was still a rough a rough draft showing what McKenna has accomplished so far and the progress that has been made in updating the MP. **Mucha** asked the PC members to supply any photos, documents, or diagrams that they would like to add. **Wood** asked if there was red-line document where it would track the changes that had been made. **Mucha** said he could provide one if desired. It was agreed that the FLU map as well as Goals and Objectives should be discussed once the Survey results were composed.

Fleming quoted part of Patrick Henry's Give Me Liberty or Give Me Death speech. "No man thinks more highly than I do of the patriotism, as well as abilities, of the very worthy gentlemen who have just addressed the House. But different men often see the same subject in different lights; and, therefore, I hope it will not be thought disrespectful to those gentlemen if, entertaining as I do opinions of a character very opposite to theirs, I shall speak forth my sentiments freely and without reserve." **Fleming** then reminded the PC members of the Fifth Amendment's Takings Clause and started commenting on his review of the MP rough draft.

The Acknowledgments: **Fleming** wanted to know specifically who's "expertise" was involved in the development of the MP and noted that **Knisley's** name and been left off of the list of Planning Commissioners. **Fleming** would like a lot of the "Fluff" removed and all of the climate stuff taken out as well. Statements like "Roadways are modest and there is less developmental pressures, which results in lower land value" should also be removed; in **Fleming's** opinion.

Wood asked if the rough draft aligns with the previous plan. **Mucha** started that it does. **Litts** asked what Census data would be used. **Mucha** said the 2020 United States Census data would be used.

Litts proposed using a Google Doc that all of the members could edit and track, or assigning a sub-committee to work on the review of the rough draft and provide the PC with updates. **Mucha** cautioned **Litts** that they should be careful that they are not violating the open meetings act. **Mucha** suggested that each member provide their review notes to **Smalley**, who could then pass them on to himself, and he could then compile them and provide the updated changes. **Liepe** suggested going Section by Section together at the meeting. **Mucha** would prefer that they would each perform their reviews and then discuss their proposed changes at the meeting. Once the decisions had been made then they could be forwarded to **Mucha** to update the draft.

Mucha stated that the maps were being finalized and should be out by the end of the week. **Mucha** also stated that the Survey could be added to the MP as an appendix. The Goal is to have the Public Hearing for the MP update in the Spring of 2025.

b. Draft Text – Minimum Dwelling Size/Width

Wood suggested that there shouldn't be any regulation by the Township and to let the Michigan Building Code requirements determine the standard. **Wood** made a motion to remove the minimum dwelling square footage and width size requirements from the Zoning Ordinance. **Fleming** seconded the motion. Roll Call Vote: **Wood-Y, Fleming-Y, Litts-N, Liepe-Y, Hecker-N, Knisley-N**. The motion failed due to a tied vote. No decision to change the current requirements was made.

c. Draft Text – Accessory Dwelling Units (ADU)

1. ADU should be allowed in any District that allows a dwelling.
2. There is no max size of an ADU, as long as it does not exceed the lot coverage of the district. Minimum size is whatever the current Zoning Ordinance states.
3. An ADU can be locate anywhere on the property, as long as it meets the setbacks of the district.
4. An ADU is allowed by Right.
5. Only one ADU is allowed per parcel.
6. An ADU can be used as a Rental.

d. Draft Text – AG District; additional allowed use & Road Frontage requirements

The PC discussed existing properties that have more than one use that are grandfathered in. Enquired how many road frontage variances had been requested/approved over the years. **Smalley** remembered maybe three, over the years. **Smalley** explained that the AG district requirements are designed for lower density and larger lots. **Wood** suggested that road

Draft

frontage requirements might be applicable to minimum driveway distance requirements. The Allegan County Road commission has a 100' separation rule.

e. any other business that may come before the commission – n/a

9. Administrative reports:

Zoning Administrator – **Smalley** presented her September report.

Township Board Representative – **Fleming** reported that the Board had discussed the renovation of the Twp Hall Garage into a gathering area and a place to vote. They also discussed expanding Clerk's office and are currently talking to an Architect about the project.

ZBA Representative – **Liepe** reported that the ZBA had denied a side setback variance request for 5' of relief, to install an in-ground pool at 870 N Bluestar Hwy; at their October 10th meeting.

10. Public comment: **Campbell** stated that he was glad the PC was working on an ADU ordinance.

11. Adjourn 8:22 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary