

**Caseville Township Planning Commission
October 3, 2017**

Present: Jim Canary, Chairperson
Russ Lundberg, Vice Chairperson
Jerry Platko, Secretary
Kathy Wroblewski
Charles Morden
Doug Grates
Gail Atkins
Michelle Stirrett, Recording Secretary

Also present: Wade Trim representatives Jason Smith and Matt Dubs, Ron & Marilyn George and Ken Sosnowski.

Meeting called to order at 1:30 p.m. by Jim Canary.

Motion by Morden second by Wroblewski to approve the September 6, 2017 minutes. **Motion carried.**

Special Use Application review: Discussion was held on what information was required when submitting an application for special use. Several models were reviewed and discussed. The intent was to make the application and review process clear to the applicant. Also discussed was the need for an escrow account, the Township fee schedule, what expenses the application fee covers, the need for a preliminary meeting before an application is submitted, and making sure the review process and documents submitted meet ordinance requirements. The necessity of having engineered drawings showing utilities, roads, and water and septic systems was discussed.

Motion by Grates second by Morden to hold a special Planning Commission meeting on Monday, October 16, 2017 at 1:30 p.m. to review the changes to the Special Land Use Application. **Motion carried.** A sample application will be drawn up before the meeting for members to review.

Wade Trim: Canary explained that the 5 year review of the Master Plan raised some questions when the last chapter (implementation) was discussed. He also stated that there is the potential for a RV condo project and the members want to assure the neighbors there is a process to insure compliance with the ordinance and Master Plan.

Matt Dubs advised that he had researched questions from the last meeting regarding the State mandating sewer connections. He cited Worth Township and said that the State can force sewers if they deem them necessary.

Jason Smith addressed the campground issues. He will research the differences between a RV campground and an RV condominium project. He stated that if the campground is allowed in a zoning district it must be approved. Concerns included what density would apply for an RV condo project in the C2 and RR districts. If it is a proposed campground, the State requirements would apply. He will research what role the Township would have for review.

It was decided to have Wade Trim complete the review of the Pointe West Second Addition development after the developer has been billed for the legal and engineering fees.

The review of the Master Plan has been completed and will be finalized in December.

Public Comments:

Ron George: It is not a proposed campground. There are over 500 signed contracts stating they will own the property.

Marilyn George: If it is a campground, can he sell lots? No, only one owner.

Ken Sosnowski: Will the special standards for approval be addressed when an application is received? Stated concerns over the notification process for public hearing – many residents have left and won't be physically able to attend a hearing. The proposed RV condo project property is zoned C2 – does the ordinance allow a site condo on commercial property? If the property is rezoned to RR do the same land division standards apply?

Board Comments: None.

Meeting adjourned at 3:10 p.m.

Michelle Stirrett
Recording Secretary