

**Caseville Township Planning Commission
October 7, 2014**

Present: Doug Grates, Chairperson
Jim Kanary, Vice Chairperson
Fred Busch, Secretary/Liaison
Russ Lundberg
Charles Morden
June Schram
Michelle Stirrett, Recording Secretary

Excused: Jerry Adams.

Also present: David Watts and Tina Purcell.

Meeting called to order at 1:30 p.m. by Chairman Grates with the Pledge of Allegiance.

Motion by Morden second by Busch to approve the September 3, 2014 minutes. **Motion carried.**

David Watts spoke on behalf of Jim and Tina Purcell requesting the Commission modify the Zoning Ordinance with regard to large parcels located in residential districts. He stated the Purcell's have about 58 acres over six adjacent parcels located in differently zoned districts. The current ordinance limits the size and number of buildings that can be located on the property, He requested the Commission, when revision the current zoning standards, consider allowing large parcels of land larger accessory buildings and that the number of these buildings not be limited in number.

Supervisor Liaison: Busch reported that Esch is putting up a 6 foot berm around his storage area. The Supervisor recommended that verbiage be included in the ordinance that if a business changes what was originally approved, there is a plan in place to work with the owner to comply with the ordinance. Degg is in favor of larger tracts of land in the residential districts being allowed to have larger buildings and greater setback requirements. Busch further stated that the County is also considering changes to accessory building sizes.

Ordinance Revisions: Lundberg presented a revised Table of Contents. He also presented for review a new section (154.043 Section 43) Accessory Buildings, Structures and Uses. Discussion was held on the number and size of proposed buildings to be allowed, setbacks, restrictions, and parcel/lot size. Lundberg thanked Watts and Purcell for their attendance because it shows that there is a need for change to this area of the ordinance.

Grates requested that Lundberg present changes to this section showing what is currently in force and what he is proposing based on today's discussion. It was acknowledged that this will not help the Purcell's to build a stable or repair building at this time. Seeking a variance is not recommended because there is no current hardship and variance can't be granted on proposed amendments.

Public Comments: None.

Board Comments: None.

Meeting adjourned at 2:55 p.m.

Michelle Stirrett
Recording Secretary