

**Caseville Township Planning Commission
September 7, 2016**

Present: Jim Kanary, Chairperson
Russ Lundberg, Vice Chairperson
Jerry Platko, Secretary
Kathy Wroblewski
Paul Golsch
Doug Grates
Charles Morden
Michelle Stirrett, Recording Secretary

Also present: David Watts and Erin Buchholz.

Kanary requested the agenda be amended to include attached garage sizes.

Motion by Wroblewski second by Morden to approve the August 2, 2016 minutes. **Motion carried.**

Board Liaison Report: Platko reported that prints for a new building are being worked on.

Ordinance Adoption: Letter from County Planning Commission was discussed. In the Clerk's discussion with Jeff Smith, Huron County Building Director, the impression was given that the County Planning Commission would review and comment on the document at their September meeting.

Attached Garage sizes: The Building Inspector requested clarification on the size of attached garages. Currently there is no restriction for the size of an attached garage. He presented the City's ordinance limiting the size of an attached garage to 864 square feet. Consensus was that this is a resort community and there are other restrictions in place (lot coverage, setbacks, etc.) so no changes were considered at this time.

Greenhouse request: Lundberg presented a sample of a draft ordinance amendment to allow larger storage buildings (such as non-commercial stables, kennels and greenhouses) as a permitted stand/alone use in the Rural Residential District. Commercial uses of this type would be allowed after special use. Discussion was held on the fact that the land will remain undeveloped if only residential use is allowed, the needs for screening or buffers, setbacks, signage, and commercial sales. The discussion will be continued at the October meeting.

Public Comments:

David Watts stated that he supports the premise that greenhouses should be allowed as a use by right on large RR properties.

Board Comments:

Wroblewski questioned if Hidden Harbor had been sold?

Platko: Asked about the exterior requirements for Commercial buildings. That section has been removed from the new ordinance.

The MTA class Platko attended and the possibility of changing the November meeting date will be discussed at the October meeting.

Michelle Stirrett
Recording Secretary