

Caseville Township Planning Commission
November 6, 2018

Meeting called to order at 1:30 p.m. by Doug Grates.

Present: Doug Grates, Chairperson
Charles Morden, Vice Chairperson
Jerry Platko, Secretary
Kathy Wroblewski
Gail Atkins
Bob Whitefoot
Michelle Stirrett, Recording Secretary

Motion by Morden second by Wroblewski to approve the October 2, 2018 minutes. Motion carried.

Board Liaison Report: Platko stated the Board reappointed members to the Recreation and Water Committees, updated the cemetery policy, and will develop and send a survey to residents for the use of the Township property.

Grates advised those present on the rules for public participation.

Glen Gosselin – Proposed campground: Gosselin stated his proposed project will be here for a long time and the Commission has to make a decision as to whether they want the RV Park here or not. He feels it would be a major addition to the Township but understands the members are responsible for protecting the Township. In 2016 he entered into a two year contract with Hidden Harbor to purchase the property. He did not talk to the neighbors when he was soliciting contracts. He has sold out of available lots (non-binding contracts) and has a waiting list. He has two banks that are willing to fund the project and plans on using local contractors. Projected costs are \$3-3 ½ million to build. He doesn't want to bully people and is striving for good relations with the commission and neighbors. This is the best area in the thumb to do the project. He has no concrete plans yet and hasn't paid for the special use permit because studies still need to be done. The engineers had a preliminary meeting with the Township Board but thought they were meeting with the Planning Commission. He is asking that the members look at what could be damaging to the area and determine if the project is an asset. If it is determined a liability, they will consider withdrawing their plans.

Public Hearing – December 4, 2018 on Section 154.353

Correspondence: A letter from William Klingler regarding the proposed campground was read.

Public Comments:

Ron George: Presented a letter to Mr. Gosselin expressing the thoughts of the surrounding residents. He was concerned about how the character of the Township would change, need for increased services and lack of communication with neighboring properties.

Ken Sosnoski: Feels Gosselin has been unfair to the Township. Two years without a plan and asking for approval on speculation. He has the property next to theirs and it cost him between \$15,000 and \$20,000 before he got approval. This is for profit venture and probably ½ bought for an investment to resell. There will be litigation if it goes forward and litigation if shot down. Property values of neighbors will decrease and won't be made up in park revenues. How is sewage being handled? If treated water is discharged into the lake there will be environmental issues. Project does not meet standards for approval.

Gosselin: Proposes a sewage processing plant with full time certified employee. Pesticides from farms not treated and discharged. State sets standards for discharge.

Lyn Viele: Saginaw and Bay City comply with State sewage standards – during a major storm sewage is dumped into the lake. May not be able to avoid a sewage dump which will damage a pristine beach.

Penny Peters: Lives next to the drain. If the drain gets plugged because of discharge it won't be safe.

Bob Kaiser: Increased tax dollars at what cost? Is it worth the number of people who will be harmed? At what cost do you go forward?

Delores Bumhoff: Her property borders the golf course. If there is septic run off on her property it will destroy her property value.

Marilyn George: The beach is cleaner without the golf course – no fertilizer, golf balls, etc.

Ron George: The proposed RV Park in Port Austin was denied on the basis that the variances were too significant to approve. Required variances will be for water, sewer, roads and footage.

Larry Shaligowski: Lives next to the Scepanski Drain. If a large amount of sewage is added the drain will be overloaded.

Iris Viele: If there are two proposed buildings for sewage, won't it be necessary to have certified employee fulltime to check the water?

Ken Sosnoski: Out the plans on paper out of respect for the Commission.

Ron George: Will the Commission make a decision based on speculation?

Larry Brinser: Gosselin needs to give the Commission the information they need.

Ron Herman: Give your plan to the Commission or move on.

Ron George: There is no way the board can approve this development.

Board Comments:

Platko: Need to put \$3000 into an escrow account with the special use application. The Board needs numbers and plans before a decision can be made.

Wroblewski: Agrees with Platko.

Grates: Commission does not have the information to go any farther or make any decisions.

Morden: Questioned what engineering firm they are using since the plans have a Florida address.

Atkins: Agrees with Platko's comments.

Whitefoot: There is nothing for the Commission to decide at this point.

Meeting adjourned at 2:35 p.m.



Michelle Stirrett
Recording Secretary