

**Caseville Township Planning Commission  
July 6, 2106**

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

Also present: David Watts, Jerald Ignash, Erin Buchholz, David Clabuesch, and Terry Kelly.

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

**Public Hearing** opened at 1:31 p.m.

**Purpose: To receive input and take comments on the proposed revisions to the Caseville Township Ordinance.**

Lundberg read the summary of proposed changes to the ordinance.

**Public Comments:**

David Watts: As someone who was forced to use the old format, he is grateful for a more user friendly version.

**Correspondence:** Letter of approval from Township Trustee Laurie Marrocco.

**Board Comments:** None.

Hearing adjourned at 1:43 p.m.

Regular meeting called to order at 1:44 p.m. with all members present.

**Motion** by Morden second by Wroblewski to approve the June 7, 2016 minutes. **Motion carried.**

**Board Liaison Report:** Platko advised that the Township is now doing plumbing and electrical inspections, the Building Inspector's monthly report was reviewed, an architect has been hired to design a new Township building, and the water loss is being addressed by Wade Trim.

**Jerald Ignash- Special Use Application**

Members reviewed the special use application to add a used dealership use to his property on Caseville Road. Ignash stated that he needs Township zoning approval to obtain a license from the State to buy and sell used semi-trailers. He stated that repairs will be done off site (in Pigeon) by a certified mechanic. He is not proposing any change to the current use of the building. Discussion was held on hazardous materials on site, display and sales only, current use and possible building modifications, potential contamination and fire safety concerns. Concerns were expressed about the approval of the current use of the building; the use for outdoor storage of empty or full tankers, and zoning compliance. Terry Kelly and the Fire Chief were asked to do a complete inspection of the building and property for zoning and building code compliance. **Motion** by Golsch second by Grates to set a Public Hearing on Tuesday, August 2, 2016 at 1:30 p.m. to consider the Special Land Use Application for Jerald Ignash. **Motion carried.**

## **David Watts: Proposed amendment to allow outbuilding in RR Districts**

Watts requested the Commission consider a modification to the proposed ordinance to allow the construction of an outbuilding without a residential structure on parcels 20 acres or larger in the RR Districts upon the approval of a special use. Watts stated there are only 4 parcels within the Township that would be affected by this change (1 on Sand Road and 3 on Crescent Beach Road). Requiring special use approval gives the Commission the right to add conditions to the use of the property. The current ordinance is restrictive because the owners can't use the property to build a greenhouse without adding a home. Discussion was held on the Master Plan, the possibility of business activity not allowed in the district, the limitation to only allow a greenhouse, impact on adjacent land, and use changes over time (currently no plans for retail sales from greenhouse or co-op activity). **Motion** by Canary second by Morden to appoint Lundberg to research the issue for discussion at the August meeting. **Motion carried.**

## **Home Occupation Applications**

Upon review of the current applications, it was recommended that the wording "No in home sales of merchandise without a Special Use permit" be added to the home occupation permit application. **Motion** by Wroblewski second by Morden to approve the home occupation permits for Gary Taylor, Tim Samczyk and Fred Clabuesch with the condition of no home sales. **Motion carried.**

## **Ordinance Review**

**Motion** by Grates second by Golsch to recommend to the Township Board the adoption of the proposed ordinance Chapter 154. **Motion carried.** The document will also be sent to the County Planning Commission for comments.

## **David Clabuesch – Planned Unit Development (Pointe West 2<sup>nd</sup> Addition)**

This being considered a pre-conference on the proposed development, Clabuesch presented engineered plans for the final phase of Pointe West Development. The four areas are being called Lost Channel II, Reflections, South Beach, and the Preserve. The index to the Master Deed and Association By-Laws were also presented. Canary advised that the Township will also have Wade Trim review the drawings at the developer's expense. Clabuesch advised that there is an agreement in place with the Township on the payment for the front footage that he needs to re-negotiate. There are 14 lots in the Preserve that are in wetlands and will be hardest to market. These lots are being conveyed to the Pointe West II homeowners. If they are not sold by 2040, the right to develop them as lots expires and they become part of the common elements. He is requesting that these lots be exempted from the 2004 water agreement for front footage payment. If they are sold, they will be subject to the front footage payment and connection requirements. He requested the Commission make this recommendation to the Water Committee before he takes the project to the State for septic approval. Members stated they could only make zoning recommendations, but would like to be advised when the Water Committee meeting will take place. **Motion** by Golsch second by Morden to accept the preliminary draft to Pointe West 2<sup>nd</sup> Addition as filed and consider this to be the pre-conference meeting. **Motion carried.**

**MTA Planning and Zoning Class:** Members will let the office know who can attend the August 10 classes.

**Public Comments:** Terry Kelly stated the Building Department is up and running. Electrical and plumbing inspections are in place. He is working to develop a procedure for condemnation and blight.

Meeting adjourned at 3:45 p.m.

Michelle Stirrett, Recording Secretary

