

**Caseville Township Planning Commission
October 10, 2023**

Meeting called to order at 1:30 p.m. by Chairman Bob Whitefoot.

Present: Bob Whitefoot, Chairperson
Gail Atkins, Vice Chairperson
Jerry Platko, Secretary
Kathy Wroblewski
Ron George
Michelle Stirrett, Recording Secretary

Excused: Charles Morden, Doug Grates

Also present: Steve Watkins, Jerald and Charlotte Ignash, Matt and Shannon McCain, Laurie Gillingham, Joe Bulatow.

Motion by Atkins second by George to approve the September 6, 2023 minutes. **Motion carried.**

Board Liaison Report: Platko reported water rate increase from the City, the pavilion is almost finished, and materials are available for the first phase of the walking path.

MTA Planning Retreat

Whitefoot reported on the items covered in the seminars. They include short-term rentals and how today's decisions affect future planning. Wind and solar energy and windmills were also discussed.

Special Use - Ignash Dumpster Rental

Jerald Ignash and Charlotte Ignash explained their plan for the dumpster collection. Charlotte explained that there are various sizes of dumpster available for rent. When full, they are returned to the shop and dumped into a 30-yard dumpster for Emterra to remove. They are a transfer station. They do not allow building waste, clothing, household materials, tires, or hazardous waste. The dumpsters are tarped during transfer. Scrap is removed and taken to the salvage yard. An excavator picks up the discards. The Drain Commission has no issue with the procedure and the site can be moved if necessary. She was not aware of the problem until she got a letter.

Jerald Ignash: It's not a garbage collection business. His attorney said there is nothing in the ordinance that says they can't have this business.

Ron George: Presented research from the State and Federal government regarding regulations on transfer stations. Charlotte Ignash requested the definitions and regulations, and when informed stated the regulations were for waste diversion and did not apply to them.

Whitefoot: Stated the work needs to be done indoors. Charlotte Ignash stated that Central Disposal is not screened.

Whitefoot: Expressed environmental concerns: open to elements, overflow into County drain and potential for contamination. Questioned if this would be an acceptable use in the Township. C. Ignash stated that there was no ordinance against it and if not on the ordinances they can do it, much like the City on medical marijuana.

George: The Township ordinance deals with the procedure for how to handle requests for land uses if not listed in the ordinance, which is a special use procedure. If approved, conditions making them comply with State and Federal laws may not make the business profitable.

Whitefoot: Spoke to the State Solid Waste Manager who stated a permit would be required and records must be kept on anything done around the water to protect resources.

George: Questioned how responsive Emterra was for pick up. C. Ignash stated within 1 1/2 days.

Jerald Ignash: The Township is having a fit about his business but allow a guy to tear down and bury his house on his property.

Charlotte Ignash questioned where this was going. Her boys are running the business and have already paid \$650 for a special use permit. It's becoming too expensive to do business.

Whitefoot: There is a potential for hazards that need to be addressed. A special land use approval stays with the property forever. Will future owners be as cautious? Precautions must be put into place. The Ordinance Section 154.024 states that before a special use application can be considered there must be a hearing to determine if the use should be permitted.

Charlotte Ignash questioned what a similar use would be and requested a list of things that are needed to educate all.

Whitefoot stated she needed to submit an updated site plan showing drainage ditch and topography of the property.

Charlotte Ignash stated the site plan was difficult because the dumpster business only encompasses the corner of the lot. The building on the property is not involved. Whitefoot referred her to the Building Inspector for clarification.

George: Will forward the State and Federal requirements to Charlotte Ignash. He would like to see any assurance of compliance with those regulations or reasons why they would not apply.

Motion by Atkins second by George to set a Public Hearing on Tuesday, November 7, 2023 at 1:30 p.m. to review the Special Use Application from Jerald Ignash for a dumpster rental business with regards to Section 154.024 Uses Not Otherwise Included In A District, pending receipt of required information. Roll Call: Aye: Atkins, George, Whitefoot, Wroblewski. Nay: Platko. **Motion carried.**

Platko: Questioned why they were going through garbage. Charlotte Ignash stated they were separating recyclable materials.

Whitefoot: Issues can be addressed with conditions if approved.

Charlotte Ignash: Why spend the time if not going to approve. There were no issues in June and she should have been involved if there were discussions taking place. Questioned how she could show similar uses in the Township.

Whitefoot: Currently the business is truck and repair business. Needs to present similar uses in the Township and a site plan drawn to scale showing ramp, drain and material storage.

George: If no comparisons can be found the issue can still be considered. That is the purpose of the special use request.

Public Comments: None.

Board Comments:

George: Questioned if a meeting before the public hearing would be beneficial.

Platko: Property looks like a junk yard.

The public stated that they had comments but thought Whitefoot was asking for comments on the special use application.

Public Comments:

Shannon McCain: How are the issues from a previous meeting being resolved with regards to the campground? Has a survey been presented? Whitefoot stated they are working with legal counsel.

Laurie Gillingham: When are minutes posted on the website because she has been unable to find them. Why aren't agendas posted?

The meeting was adjourned at 3:25 p.m.

Michelle Stirrett
Recording Secretary