

**Caseville Township Planning Commission**  
**April 6, 2016**

Present: Jim Kanary, Chairperson  
Jerry Platko, Secretary  
Russ Lundberg  
Paul Golsch  
Kathy Wroblewski  
Michelle Stirrett, Recording Secretary

Excused: Charles Morden and Doug Grates.

Also present: Ron McCormick and Blaine Buchholz.

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

**Motion** by Golsch second by Platko to approve the March 8, 2106 minutes. **Motion carried.**

**Site Plan for Blaine Buchholz:** Members reviewed the site plan for Blaine Buchholz for a storage building in an industrial district. The proposed structure is 60' X 100' for cold storage. Buchholz explained this was for personal use only, with no heat or water. It was explained that this was a permitted use in the district. **Motion** by Golsch second by Lundberg to approve the site plan for Blaine Buchholz for 60' X 100" storage shed at 7275 Crescent Beach Road. **Motion carried.**

Buchholz questioned the possibility of constructing a greenhouse on the 40 acres across the street from his property. It was explained that the property is zoned RR so there must be a residence on the property before an accessory building can be constructed. Buchholz questioned the possibility of rezoning the property or joining the property to the one across the street to meet the residence requirement. Members stated that would be spot zoning and most likely would not be approved.

**Amendment to the Glenn's Development:** The Master Deed Amendment and the new site plan for the Glen's were referred to Wade Trim for review. Members discussed the recommendations from the engineer with Ron McCormick. The Master Deed needs to be amended to show that lot D11A is an unbuildable. The minimum lot size is addressed on the in the new platted map. The issue of onsite wells and drain fields is an issue between the developer and Health Department. The Commission can't assume that all lots met State standards without a perk test. **Motion** by Kanary second by Golsch to grant preliminary approval to the amendment to the Glen's Development based on the recommendation from Wade Trim. **Motion carried.**

**Ordinance Review:** Lundberg is reviewing the proposed ordinances for formatting changes. Discussion took place on the proposed minimum 1 acre lot requirement for new development. Concerns were raised that this may affect developers that want to build smaller lots. Lundberg

will highlight those areas in the ordinances to use as a basis for discussion at the next meeting.

Kanary stated the new requirements for MET Towers over 50 feet. Lundberg stated that if wind energy is removed from the ordinances there is no need to add the requirements for those towers.

**Election of Officers: Motion** by Platko second by Golsch to nominate Jim Kanary as Chairperson. **Motion carried.** **Motion** by Kanary second by Golsch to nominate Russ Lundberg as Vice Chairperson. **Motion carried.** **Motion** by Lundberg second by Kanary to nominate Jerry Platko as Secretary. **Motion carried.**

**Public Comments:** None.

**Board Comments:**

Kanary requested that Platko, as the Board Liaison, offer a report from the Board at each meeting to keep continuity between the Board and the Planning Commission.

Meeting adjourned at 2:50 p.m.

Michelle Stirrett  
Recording Secretary