

**Caseville Township Planning Commission
August 2, 2016**

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

Excused: Charles Morden.

Also present: David Watts and Jerald Ignash.

Public Hearing opened at 1:30 p.m.

Purpose of Hearing: To consider a Special Use request from Jerald Ignash to allow a used vehicle/trailer dealership (Section 154.081 Automobile dealerships, new and used) at his property at 4985 N. Caseville Road (property #3204-003-013-50).

Ignash presented three letters from neighboring businesses indicating they had no objection to the proposed use. Results of the inspections for conformity and safety from the Township Building Inspector and Fire Chief were reviewed.

Public Comments: None.

Board Comments:

Golsch: Stated that if the use conforms to zoning and the Master Plan, approval should not be a problem. Stated safety is a factor because the property abuts a residential neighborhood.

Lundberg: Questioned if it would be a repair facility.

Motion by Golsch second by Grates to close the hearing. **Motion carried.** Hearing adjourned at 1:35 p.m.

Regular meeting was convened at 1:36 p.m. with the same members present.

Motion by Golsch second by Wroblewski to approve the July 6, 2016 minutes. **Motion carried.**

Board Liaison Report: Platko reported that the Township Board approved a water financing agreement for the Pointe West 2nd Addition and started the procedure for a special assessment for road improvements for Ann Drive.

Special Use Application – Jerald Ignash

Members reviewed the application for a special use for a used trailer dealership. The State requirements for a Class B license require zoning and municipality approval. The general standards of approval were reviewed. Discussion was held on compatibility of the building for proposed use, State Cargo Tank requirements, screening of rear property line, outdoor storage of

vehicles, current use of property grandfathered, non-conforming rights considered, past use not tied to past activity, and that a Class B license regulates storage and inspections of property and vehicles.

Motion by Kanary second by Lundberg to approve the Special Use application for Jerald Ignash with the following conditions; (1) gas cargo units parked or stored on the property be manually inspected by the State and copies of the certifications be submitted to the Zoning Inspector, and (2) the building is in compliance with the Motor Vehicle Act Class B licensing. **Motion carried.**

Greenhouses: Lundberg presented an inventory of residential lots over five (5) acres in size within the Township with regards to the request of Erin Bucholz to allow an accessory building (greenhouse) without a residence on her property (40 acres) in an RR district. Lundberg presented three options for consideration: (1) keep ordinance as is, (2) follow County ordinance as a use permitted after special approval, and (3) allow as a use by right with defined standards in a RR district. Discussion was held on amending the ordinance for special requests, the purpose of the ordinance as a working document, and the benefit of allowing principal use buildings on parcels larger than 5 acres. This issue will be discussed further at the September meeting.

Public Comments: None.

Board Comments: Kanary suggested research be done on the zoning use if Hidden Harbor golf course is sold.

Meeting adjourned at 3:15 p.m.

Michelle Stirrett
Recording Secretary