

**Caseville Township Planning Commission
August 5, 2014**

Present: Doug Grates, Chairperson
June Schram, Vice Chairperson
Jerry Adams
Russ Lundberg
Charles Morden
Jim Canary
Michelle Stirrett, Recording Secretary

Excused: Fred Busch.

Also present: Tina Purcell, John Dubey, Tom Gettel, Matt Esch, and Larry Degg.

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

Motion by Canary second by Morden to approve the July 8, 2014 minutes. **Motion carried.**

Public Comments:

Tina Purcell: Following up on last month's meeting. She has read the ordinances and it is not clear as to what can be built in a RR district. Five years ago the Commission was approached by Jim Bologna about the same issue (building an oversized accessory building on a parcel of land in excess of 10 acres with no residence) and still nothing has been done. She questioned whether her property could be rezoned to AG to allow her to build a shed and an oversized storage building. It would not be spot zoning because property on the other side of Sand Rd. is zoned AG. She feels she is unfairly restricted on the use of her parcel because it is a large parcel. It was stated again that the Commission realizes that the ordinances are not user friendly and are in the process of being reviewed and revised. She was advised to wait until the review process was complete as that may spark modifications to the ordinance.

Tom Gettel questioned what the guidelines were to build a shed on his property. There is a residence already on the property. He was advised of the guidelines by Degg.

Matt Esch was present regarding the July 26, violation notice that he received. He thought that with the ordinance revisions he would not be required to construct a barrier to obscure the view from Caseville Road and was requesting an extension on the violation due to the revision of the ordinances. Lundberg explained that the intent is to look at and possibly modify the ordinances. It is a time consuming job and the Commission needs to establish priorities on the amendments, they may be done case by case or in the current order. The Commission has no authority to grant extensions to violations. It was agreed that as a practical issue, a six foot tall fence would not obscure the view of taller equipment, but that the yards need to be neater. The Commission needs to look at what works best in the community. Degg stated that he would ask the Zoning Administrator to be lenient on the violation, but suggested that a six foot L shaped fence be erected and all the equipment be moved within the fenced area. He was willing to look at the most practical and efficient method to solve the issue.

MTA Planning Class: Adams and Grates reported that it was a productive workshop and suggested that at future meetings sections of the meeting materials be used for learning purposes.

Public Comments:

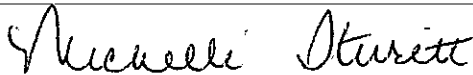
Degg stated concerns with wording in the July 8, 2014 minutes. **Motion** by Kanary second by Morden to amend the July 8, 2014 minutes as follows: (1st paragraph) He would like to build a 30 x 40 barn and a 60 X 80 shed on his 55 acres, but according to the ordinance, he can only build a 1200 square foot building (to make 1500 square foot total including the present accessory building.). and (2nd paragraph) The current ordinance allows for a stable in the RR district. **Motion carried.**

Board Comments:

Kanary cited the confusion in the ordinance where it dealt with nurseries/garden retail. He stated as written, it does not account for businesses on corner lots.

Lundberg: Can't address all issues when doing the review process. He has a copy of the old ordinance and Colfax Township's ordinances. He will have a table of contents and a review of the issues relating to Esch and Purcell ready for review at the September meeting.

Meeting adjourned at 2:40 p.m.



Michelle Stirrett
Recording Secretary