

**Caseville Township Planning Commission
November 3, 2015**

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

Also present: David Clabuesch.

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

Motion by Golsch second by Morden to approve the October 6, 2015 minutes. **Motion carried.**

Pointe West 2nd Addition Development

David Clabuesch presented survey maps of the remainder of the Pointe West Development. He explained that this portion can't be added to Pointe West because of the time elapsed from the original development. He explained the proposed development of Lost Channel, and requested that the lots begin numbering at 79 so as not to have duplicate lot numbers with the original Pointe West Development. He explained all lots have utilities and boat slips assigned for use (lots have no water frontage).

The Reflections development also has all utilities and will have a low pressure septic system with a designated drainage area. Lot 97 is currently the bridge/boat ramp and is buildable only at the discretion of Pt. West. The Master Deed will specify the creation of a special assessment to maintain the septic field.

Lots in the South Beach Development will have engineered septic systems and include a permitted fill area to make the lots large enough to accommodate septic fields. Water is available to these lots and the gas and electricity is being worked on.

The Preserve includes 7 lots but have flood plain issues. The Master Deed will include stipulations that building is contingent on meeting flood plain requirements. There will be a clubhouse provision and lots have the opportunity for boat docks.

There was an agreement made in 2004 for the payment of the front footage for the water and he wondered if that was still in effect. He is willing to pay the footage for the lots in Reflections, South Beach and for 2 lots in Lost Channel. The remainder of the lots will be recorded as common elements and deeded to Pointe West II. When they are sold, the front footage will be paid to the Township.

Discussion was held on the water agreement, the proposed development, State septic requirements, and the approval process. Clabuesch sated he can't get State permits without Planning approval. It was decided to consider this a pre-conference with the developer and he was encouraged to continue with the formal application process.

Ordinance Review: Lundberg expressed concern with Article 11 Landscaping. He stated that there are no references in any of the districts to landscaping requirements – it is a stand-alone section that has no referrals. Discussion was held on the way to include these requirements in the various districts. Lundberg presented two options: (1) delete the section in its entirety and develop standards in each district or (2) downscale the wording in Section 220 and place strategic protective measures in the Commercial and Industrial districts. He will work on wording to review at the December meeting.

It was decided that Section 95 Keeping of Animals and Livestock was a stand-alone ordinance and not a zoning issue so it remains as written.

The Public Hearing Notice from the County Planning Commission on the Wind Energy Overlay District was reviewed.

Public Comments: None.

Board Comments: None.

Meeting adjourned at 3:15 p.m.



Michelle Stirrett
Recording Secretary