

**Caseville Township Planning Commission
September 6, 2017**

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

Also present: Matt Dubs, Wade Trim

Kanary requested the agenda be amended to include review of special use permit application.

Motion by Morden second by Wroblewski to approve the August 8, 2017 minutes. **Motion carried.**

Board Liaison Report: Platko reported that the Township board appointed Atkins to the Planning Commission to replace Paul Golsch, turned delinquent water and garbage to the tax roll for collection and appointed Fred Busch as the Deputy Supervisor.

MTA Seminar: Grates reported on a recent MTA seminar he attended regarding medical marijuana, short term rentals and solar farms.

Review of Special Use Applications: Applications from several cities were reviewed and compared to the Township's. Lundberg stated the application is not important, but the documents needed to make an informed decision. Attachments such as the scope of the project, site plans and engineering documents are an integral part of the application and need to be reviewed by the Commission before a public hearing is scheduled. Section 154.395 of the ordinance covers the collection of additional fees for professional review. The application will be reviewed at the October meeting.

Wade Trim: Matt Dubs presented written answers to concerns raised at the August meeting (attached). These included sanitary sewers, private road questions, Master Plan, and development questions. He suggested that he bring the Planning specialist to the October meeting.

He advised that Wade Trim will do the review of the plans for Pointe West 2nd Addition relative to planning and engineering. The Master Deed and By-Laws should be sent to the Township Attorney for approval as required by the Ordinance.

Members were advised to bring questions for learning purposes to the October meeting.

Public Comments:

Penny Peters: Thanked members for attention to the Master Plan. She has rental properties in the Keys and stated that criminals can come in and that can't be addressed in the HOA regulations. She lives next door to the easement and foresees trouble with alcohol, profanity, urinating, and dumping. Concerned about the additional use of the easement.

Lynn Latham: Concerned about the impact of the development.

Marilyn George: If sold, would property revert back to original zoning class?

Michelle Butters: Concerned about property values and increased traffic.

Robert Kaiser: Easement concerns – who polices the easement?

Ben Willenberg: Introduced himself as new Township Supervisor and commended the Commission for their work.

Ron George: Objects to the RV Park. The marketing procedure violated the peddler's ordinance. Concerns include trespassing, number of camp sites, property values, noise, pollution, behavior issues traffic congestion, trespassing and retaliation. False advertising and timing of project suspect. Expects the ordinances to be followed and the criteria for approving a special use to be followed.

Bill Klingler: Presented a letter stating his opposition to the proposed park. Will do everything in his power to prevent the use to destroy his property. Requested the Commission assure him that Section 154.332 of the ordinance will be followed and that when a hearing is scheduled, it can be done when residents can be present to express their concerns.

Ken Sosnowski: Presented written opposition to the park. Cited standards for approval, comparable use of adjoining properties, flood zones, septic issues and density.

Paul Nicoletti: Stated he is an attorney and civil engineer and is willing to work with the group for free to stop the project.

Ron George: Campers are to be 2 foot from property lines – that leaves only 4 feet between campers.

Robert Kaiser: Talked to the salesman and was told Board members were on board with the project.

Ken Sosnowski: Challenge the developer to prove them wrong on standards and require him to produce a traffic study.

Tom Vick: Can the ordinances be changed before an application is presented? Units must have wheels – is that to make them temporary to avoid taxes? Can the Township increase the lot size? Can the Township require the entrance to be on Crescent Beach Road? Can barrier be constructed on M-25 to discourage trespassing?

Marilyn George: What is the process to consideration? Lundberg stated the developer must present site plans, engineered drawings showing utilities, flood plains, wetlands, roads, water and sewer.

Ken Sosnowski: What is the difference between an RV park, campground or mobile home park?

Board Comments: None.

Meeting adjourned at 3:35 p.m.



Michelle Stirrett
Recording Secretary