

**Caseville Township Planning Commission
February 3, 2016**

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

Excused: Doug Grates

Also present: Erich Smith from Wade-Trim and Jim Stein.

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

Motion by Morden second by Golsch to approve the January 5, 2016 minutes. **Motion carried.**

Erich Jones from Wade Trim was present to answer questions on how Wade Trim reviews an application for a Planned Unit Development and their costs. It was explained to him that, while there is no formal application yet, there is the potential for an existing development that wants to expand and the Commission wants to make sure that it is done correctly. Smith stated that they would review the application for compliance with the State Land Division Act, the State and County septic requirements, stormwater drainage and local ordinance compliance. His company, as the consultant, would conduct the application review and preconference. They would make sure that everything was in order and that the necessary permits were in place (driveway, septic, etc.). He estimated the cost to be between \$2,500 and \$5,000. These costs to be paid by the developer. Members thought that an independent review and recommendation would be the best way to proceed.

Jim Stein was present to let the members know that he intends to start a micro-distillery on his property on Caseville Road. His intent is to have a tasting room and to sell his products from the building. Lundberg stated it is an approved use within the district and does not need a special use permit or rezoning of the property. Because it is a change of use for the building, the Planning Commission will review and approve the site plan before it goes to the Building Inspector.

Ordinance review: Lundberg presented a draft ordinance for review. Discussion included the addition of fencing in all districts, landscape (hedgerow) fencing requirements, and the timing for scheduling a public hearing.

2016-17 Budget: The budget for the upcoming fiscal year was discussed and finalized.

Public Comments:

Jim Stein: Stated there is room in the work area for an oven to make and sell baked goods.

Board Comments:

Golsch: Questioned if there would be a quorum at the next meeting? Only Lundberg and Morden will be gone.

Wroblewski: Questioned whether people in the area of new development will be notified of the developer's plans? Everyone within 300 feet will be notified of the hearing on the development.

Meeting adjourned at 3:10 p.m.

Michelle Stirrett
Recording Secretary