

**Caseville Township Planning Commission
July 11, 2017**

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

Absent: Charles Morden

Also present: Building Inspector Terry Kelly, Matt Dubs – Wade Trim, Ron and Marilyn George, Andy Nowak and Ken Sosnowski.

Motion by Wroblewski second by Platko to approve the June 6, 2017 minutes. **Motion carried.**

Lundberg requested the agenda be amended to include zoning enforcement.

Board Liaison Report: Platko reported that the Board approved the Happy Lane Special Assessment project and extended the ability to finance water tap in charges. The Fire Association will hold an informational meeting on 7/11, 2017 at 6:30 regarding Medical First Responders.

Standards of Approval: Discussion was held with the members, Matt Dubs and Terry Kelly with respect to the Master Plan and Zoning Ordinance and standards of approval for Planned Unit Developments and other potential developments within the Township. Concerns included sanitary sewers and State mandates, density levels relative to County and State septic control provisions, size of single family parcels to control density concerns, amendments to Master Plan and Zoning Ordinance to delay State involvement with regards to mandating sewers, can density levels be a controlling factor for land unit sizes, is the Commission able to use residential density regulations when reviewing a RV condominium project, private road ordinance restrictions and lastly, because of the closure of the golf course, does the Commission have the option to recommend the parcel be rezoned to Rural Residential. Dubs will research the concerns and bring his recommendations to the September meeting.

McCormick Master Deed Amendment: Waiting for necessary paperwork from Bud McCormick.

MTA Planning Class: Doug Grates will attend the August 9 session in Frankenmuth. Discussion was held on the need for off-site training. Members felt they were self-educating due to the fact that the ordinances are regularly reviewed as well as the Planning and Decision making handbook.

Medical Marijuana: The letter from the Prosecuting Attorney was read offering assistance with regard to the new medical marijuana laws. Consensus from previous meetings was to do nothing with regards to the regulating of medical marijuana dispensaries so none would be allowed within the Township. Members felt that it would be beneficial for Township Board members to meet with the Prosecutor and wait for their recommendation.

Zoning Enforcement: Lundberg advised that provisions for zoning enforcement were set up within the ordinance. Section 4 of the ordinance states that if separate deed covenants are in existence and more restrictive than the ordinance, then those restrictions shall also apply when seeking a building permit. He stated that in 2007 a shed was placed on a property in Lake De Bay subdivision without proper zoning approval. The owner was given a June 1 deadline to move/remove the shed or seek subdivision approval. No action was taken and a ticket was issued by the Township. At the appearance hearing, the ticket was dismissed because the Township Attorney stated the Township cannot enforce deed restrictions. Kelly stated the ticket was issued for not filing a proper zoning permit, not for deed restriction violation.

Discussion was held on the process taken to serve the ticket, the Attorney's opinion and actions regarding the violation and the process to insure proper zoning enforcement. Lundberg stated he would serve on a committee to streamline the enforcement process and will attend the August Board meeting to ask the Board to form such a committee to document the process of zoning enforcement. It was suggested he approach the Supervisor after the plan is drawn up and then make recommendations to the Board.

Public Comments:

Andy Nowak: Requested a copy of the ticket. If violations continue will be setting a bad precedent. Requested a meeting with the Attorney to refile the complaint. A violation letter was sent in February, but the ticket was served June 1. Why did the Attorney say that the Planning Commission ordered Kelly to issue the ticket? Kelly explained the ticket was issued by the Police and he was not given a copy. He followed procedures and at the compliance deadline he issued the ticket. He was not ordered to take action by the Commission.

Marilyn George: Filed a complaint on the signs along the highway advertising the proposed campground. There is a constant barrage of traffic at the golf course entrance. His table is in the easement. Peddlers and people holding garage sales need a permit, why doesn't he have to get one?

Ken Sosnowski; Took the RV campground advertising signs off his property. The letter that is being handed out states the preliminary contacts made to the Township are positive and gives the impression he has Township approval. There are extensive requirements for RV parks. The golf course also has extensive wetlands which is why they could not expand the greens. What flexibility does the Commission have in approving a campground if the public is opposed? Considered buying the property for a solar farm but too much of the property is in a flood plain. Would the Township consider purchasing the property for a nature preserve? He found drainage tube from the golf course on his property that he removed. He is concerned that the pesticides from the golf course have been draining onto his property.

Board Comments: None.

Meeting adjourned at 3:35 p.m.

Michelle Stirrett
Recording Secretary