

**Caseville Township Planning Commission  
July 3, 2018**

Meeting called to order at 1:30 p.m. by Vice Chairperson Charles Morden.

Present: Charles Morden, Vice Chairperson  
Jerry Platko, Secretary  
Kathy Wroblewski  
Gail Atkins  
Michelle Stirrett, Recording Secretary

Excused: Doug Grates.

**Motion** by Wroblewski second by Atkins to approve the June 5, 2018 minutes. **Motion carried.**

**Board Liaison Report:** Nothing to report.

**The Glens (Bud McCormick) Master Deed Amendment:** McCormick stated he had received the documents from Wade Trim regarding the master deed amendment (changing lots from duplex to single family and noting Lot 11A was unbuildable) and has made the necessary changes to the documents. The standard for minimum lots sizes are indicated on the current drawings. Well and septic are health department issues and they have had no problems being granted permits. **Motion** by Platko second by Wroblewski to recommend to the Township Board approval of the amended Master Deed for the Glen's. **Motion carried.**

**Sand Point Day Camp:** Morden stated that he was involved in the conference call with the Supervisor, Clerk and Bill Fahey regarding the need for a special use permit for the Sand Point Day camp. Based on the wording of Section 154.350, it is Fahey's opinion that this section allows for a broad expansion of non-conforming use without approval as long as the building and/or grounds are not expanded. The schedule of uses requiring a special use permit is nullified by Section 154.353. It may be in the best interest of the Township to have to ordinances reviewed once again to prevent any further irregularities.

**Public Comment:**

Bud McCormick: Thanked the Commission for help on the Master Deed amendment.

Paul Clabuesch: Trying to be good citizens regarding the expansion of the day camp, but has safety and liability concerns. It appears the Township has no way to regulate the situation. Does the liability fall on the Township or the club? There are safety issues that need to be addressed.

June Gotts: Feels she got along well with the club membership and activities, but things are getting out of hand. The camp is becoming a nuisance. In the past the noise from the camp was tolerable. She expressed concerns that with the increased hours and number of children, the noise will become a greater nuisance. Members were courteous to her concerns at first but are no longer friendly. She feels their mission statement to respect the neighbors is being abused. She feels she can't enjoy the summer because of the increased activity. She stated concerns about safety, liability and noise.

Alice Vollmar: Member of the Sand Point Club for 40 years. Her children were in and enjoyed being part of the program.

Carl Vollmar: His children and grandchildren were in the program. Feels the kids behave well.

Sarah Haag: Appreciates the opportunity to participate in the program. Understands the stated concerns, but the risks should have been understood when they purchased property next to the club. The property can be delineated with fences and hedges.

Pail Clabuesch: If neighbors have a problem with trespassing or noise should they call the Township? There is a huge liability that transfers from the club to them if the children use his beach and dock. If there is noise or trespassing issues he should call the police.

**Board Comments:**

Atkins: Admires the maturity of the comments and discussion.

Meeting adjourned at 1:50 p.m.

Michelle Stirrett  
Recording Secretary