

**Caseville Township Planning Commission
June 7, 2016**

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

Also present: Jim Stein.

Kanary requested the agenda be amended to include a Special Use application for Gerald Ignash

Motion by Golsch second by Morden to approve the May 3, 2016 minutes. **Motion carried.**

Board Liaison report: Platko gave an update on the building permits for the month of May. He informed the members that the Township Board approved hiring an architect for a new Township hall.

Home Occupations: Stirrett questioned the Commission's intent with regard to the enforcement of the Home Occupation permit process. Discussion led to consensus that Home Occupation letters will be sent to all those who register assumed names and that the Commission will determine if the business meets the definition of a home based business and issue a permit if necessary.

Shipwreck Distillery – Site Plan Review: Stein presented plans addressing the concerns of the members from last month relative to signage, parking, lighting and screening. **Motion** by Lundberg second by Golsch confirming the review of the site plan and approval that was conditionally given last month. **Motion carried.**

Gerald Ignash – Special Use Permit: Members reviewed the special use application for Gerald Ignash to add a used dealership use to his property on Caseville Road. He is applying for a State license and needs municipality and zoning approval. Discussion included the original use of the building, safety code compliance, and flammability issues. It was determined that no approval could be issued until the building inspector does a walk-through of the building to determine if it meets safety codes, a fully completed application be submitted, inspection of the building by the fire chief, and the proposed use be more fully explained. Due to the need for more information from the applicant, it was requested that both he and the building inspector be present at the next meeting.

Ordinance Review: The final draft of the document was presented along with a summary of the changes. **Motion** by Lundberg second by Mordent to set a public hearing on Wednesday, July 6, 2016 at 1:30 p.m. to take comments on the proposed ordinance. **Motion carried.** The hearing notice is to be published at least 15 days prior to the hearing, the summary of changes and hearing notice to be sent to Zoning Board of Appeals members, and copies of the draft given to the Township Board and Building Inspector.

Public Comments: None.

Board Comments: Golsch; Commended Lundberg on the drafted ordinance.

Kanary: Need a site plan opinion from Terry Kelly on Ignash's request.

Platko: Building Inspector will be on vacation in August.

Meeting adjourned at 2:45 p.m.

Michelle Stirrett
Recording Secretary

