

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

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

Excused: Doug Grates.

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

Motion by Morden second by Golsch to approve the May 2, 2017 minutes. **Motion carried.**

Board Liaison Report: Platko reported the Board approved a fireworks permit for William Putman and approved a special assessment district for Happy Lane for road improvement.

Public Comments:

Ron George was there to address the proposed campground.

Ken Kashin: Now a full time resident and would like to get more involved. Questioned the proposed restaurant on Crescent Beach.

Tom Vick: Will hold his comments to after the meeting.

The Glens Master Deed Amendment: Lundberg advised that he spoke with Bud McCormick and has requested he provide documentation to designate Lot 11A as unbuildable so that it can be identified and recorded in the plat.

Tiny Houses: The request for an area to allow "tiny" houses was reviewed. It was noted that any residence less than 1040 square feet is prohibited unless it is an accessory apartment or an apartment within a complex. No changes to the ordinance will be made at this time to accommodate the request.

Pointe West #2 Development: David Clabuesch is still waiting for State approval on the septic system.

Hidden Harbor – Proposed campground

Members were made aware of the proposed campground development at the golf course. The Commission can only review what is permitted in the district as nothing has formally been submitted by the owner. It was noted that the golf course is zoned Commercial Resort, which would allow a campground with a special use permit. The balance of the land, with the exception of less than 10 acres, is zoned Rural Residential, which would also allow campgrounds with special use (and different approval criteria). The smaller portion is C1 which does not permit campgrounds. When and if an application is submitted, details such as water, septic, roads and utilities will have to be presented. Local zoning requirements would apply and the site plan review would be done by an engineer with the costs paid the applicant. State licensing standards would apply and the DNR would review the area for wetlands.

Ron George (7526 Port Austin Road) presented his concerns regarding the development. They included traffic, noise, trespassing and decreased property values.

Tom Vick: Suggested the Commission contact other communities where the developer has constructed campgrounds for their feedback.

Master Plan Review: The Alternative Energy Section (page 34) was reviewed. Lundberg stated that even though the section was deleted from the ordinance, it would be premature to delete it from the Master Plan. Consensus was to add the following to (page 35) Limiting Factors #3: Consideration should be given for a three mile setback from the shoreline and a three mile set back from residentially zoned districts.

Chapter 5 Implementation was reviewed. It was decided to add the following to Table 10 Implementation (page 37) Ongoing: Review mechanisms for approving projects, including all new proposed projects. A meeting with the engineer would be beneficial to review the standards of approval. It was suggested questions be developed and brought to the July meeting to discuss with the engineer.

Public Comments:

Ken Kashin: Questioned the placement of a restaurant on Sand Point and the development on the acreage in Beadle Bay near the marina.

Ron George: Questioned if land division requirements would apply to the golf course development and if the Township could limit the proposed density of the lots.

Mrs. Kashin: Questioned the process to place a restaurant on Sand Point. Stated there are barns being built on vacant lots on Crescent Beach Road.

Tom Vick: Do associations have any control over zoning? If a restaurant is allowed to go into the marina, it will mean an increase in traffic – who will pay for road maintenance? If one business is allowed, it will open the door for more, such as day care, bed & breakfast and may not be in everyone's best interest. Can the Township pass an ordinance preventing property owners in an adjacent subdivision from using the roads in another?

Board Comments:

Kanary: Requested members think of questions for the engineer and requested Terry Kelly attend the next meeting. **Motion** by Morden second by Wroblewski to change the July meeting date from July 5 to July 11, 2017. **Motion carried.**

Wroblewski: Attended the MTA Planning Seminar and stated we are doing what is required.

Meeting adjourned at 3:05 p.m.

NEXT MEETING: JULY 11, 2017

Michelle Stirrett
Recording Secretary