

**Caseville Township Planning Commission
June 2, 2015**

Present: Doug Grates, Chairperson
Jim Kanary, Vice Chairperson
Jerry Platko, Secretary
June Schram
Charles Morden
Jerry Adams
Russ Lundberg
Michelle Stirrett. Recording Secretary

Also present: Fred Busch and Terry Kelly.

Meeting called to order at 1:30 p.m. by Doug Grates.

Fred Busch introduced Terry Kelly to the members. Kelly will be doing the zoning review and site plan approval for the Township. Busch also stated that two members of the Commission have made him aware that they will be resigning in the near future. He asked that the members consider going down to a five member commission.

Motion by Morden second by Platko to approve the May 5, 2015 minutes. **Motion carried.**

Members reviewed proposed amendment to Article 9 Overlay Zoning Districts. An overlay district is a tool that creates a special zoning district placed over an existing district that creates special restrictions in addition to those already in the base district. Restrictions or incentives are placed to the overlay district to protect a specific resource (natural features) or guide development within a specified area.

Lundberg is proposing three additional overlay districts in addition to the existing Wind Energy Overlay District. These include Open Space Preservation, Planned Unit Development and Condominium Overlay Districts. Discussion was held on special use, strip zoning, inclusion in an overlay district, and whether to include the Wind Energy Overlay as it is modelled after the County Ordinance and has not been revised.

Lundberg will present wording for Article 9 for review at the July meeting. Members will also review Articles 13-15 at that meeting and finish the review of the proposed ordinances in August. Outdoor furnaces need to be included in Section 19. The possible reduction of members will also be reviewed in July.

Public Comments: None.

Board Comments:

Kanary stated that he would like the membership of the Commission left at 7 members. He felt it would be easier to maintain a quorum.

Lundberg: Stated it is nice to have the diversity of 7 people.

Schram: Expressed concerns for the number of cars on Crescent Beach Road during garage sale weekend.

Meeting adjourned at 3:00 p.m.

Michelle Stirrett
Recording Secretary