

**Caseville Township Planning Commission
Minutes of March 7, 2017 Regular Meeting**

A regular monthly meeting of the Caseville Township Planning Commission was called to order by Chairman Jim Canary with the Pledge of Allegiance at 1:30 p.m. on March 7, 2017 at the Caseville Township Hall Conference Room. Present were members Jim Canary (Chair), Russ Lundberg (VChair) Jerry Platko (Secretary), Kathy Wroblewski, and Doug Grates. Absent were members Charles Morden and Paul Golsch. Also present: Erin Buchholz.

Chairman Canary stated the need to amend the agenda to include discussion of Section 42, specifically the minimum usable floor area (ground floor) in residential districts.

Minutes of meeting: Motion by Wroblewski, seconded by Grates, to approve as presented the minutes of the February 7, 2017 regular meeting. Motion carried by voice vote. Motion by Grates, seconded by Wroblewski, to approve the minutes of February 24, 2017 special meeting as corrected. Motion carried on a voice vote.

Board liaison report: Platko noted the Board of Trustees on March 6, 2017 approved a hike of \$.25 on the township water rate, from \$8.75 to \$9.00 per 1000 gallons. He also noted that he and Supervisor Busch will meet with the HC Road Commission on March 8th to review the resurfacing all streets in the Hartshorn Subdivision, where there are three (3) drain crossings.

Nuisance Officer report was presented.

Zoning Officer report was presented.

Annual Report of the Planning Commission was present for review and approval. Motion by Lundberg, seconded by Canary, to approve this report as corrected, submitting same to Township Board and Huron County Planning Commission. Motion carried on a voice vote.

Erin Bucholz: The Planning Commission answered Erin's questions regarding the adopting process on the proposed amendment to uses in the RR District.

Master Plan update, Chapter 2: After review of Chapter 2, Existing Conditions, it was the conclusion little change has occurred within the township. While a slight decrease in population is noted in recent estimates from the US Census Bureau's (-63 people), little new information is currently available about age of population, economic or housing data, etc., and overall, very little change has occurred within the township during the past 5 years. Therefore, it was concluded that any changes to Chapter 2 would not be necessary until updated Census information becomes available through the 2020 Census.

Boyce construction project: Discussion followed about permit(s) issued on the Boyce 'big red shed' project and its compliance with Section 42 of the Zoning Ordinance, specifically the minimum usable floor area (ground floor) in residential districts. It was noted the permit was likely issued prior to the Dec. 19, 2016 effective date of the amended zoning provision in Section 42 which require the '1040 s.f.'

of usable floor space on the ground floor. Under the amended provisions within Section 42, 1040 s.f. of usable floor space is required on the ground floor of a residential structure. A garage occupying the entire first floor with a residence on the second floor is no longer permitted in residential districts. The issue in this case is limited to completion of the second floor residence prior to occupancy, including the use of ground floor garage space.

There was no public comment.

Member comments :

Platko provided a document from the Fahey law firm entitled "The Emerging Trend of Wedding Barns." Members asked that Zoning Administration Kelly be invited to an upcoming regular meeting of the Planning Commission, where he can provide input on zoning issues. The June meeting was suggested.

With no further business to come before the Planning Commission, a motion was made by Grates to adjourn. Meeting was adjourned at 2:55 p.m.

Respectfully submitted,
Russ Lundberg, Acting Recording Secretary