

**Caseville Township Planning Commission
May 3, 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: Ron McCormick and Jim Stein.

Kanary requested the agenda be amended to include site plan approval for Jim Stein.

Motion by Morden second by Grates to approve the April 6, 2016 minutes with the following corrections: Amendment to the Glens Development: The Master Deed needs to be amended to show that lot D11A is unbuildable. The minimum lot size is addressed in the new plat map. **Motion carried.**

Board Liaison Report: Platko have an update on building permits for the month of April and actions taken by the Township Board at their May meeting.

Glens Master Deed Amendment: McCormick stated that an approval of the Master Deed Amendment by the Homeowner's Association has been submitted confirming that what was approved by the Commission was also approved by the Association. It was noted that this amendment stating that Lot D11A is unbuildable needs to be put into the deed document. The Commission had granted approval of the amendment upon that statement being made part of the deed, so no further action is required.

Jim Stein – Shipwreck Distillery: Stein presented blueprints for the proposed distillery on Caseville Road. Because it is a change of use, the Commission must approve the site plans and use of the property before it is approved by the Building Inspector. Discussion was held on the size of the building, floor area, parking, signage and outdoor lighting. Members requested a site plan relative to the outside of the building be submitted. **Motion** by Lundberg second by Morden to conditionally approve the site plan for the distillery subject to receiving information relative to signage, parking, lighting, and screening. **Motion carried.**

Gerald Ignash: Used Vehicle Dealer Application: Members reviewed paperwork submitted by Ignash for municipality and zoning approval for a Used Dealership License on Caseville Road. This was considered to be a new use of the property and would require a special use permit. Ignash must submit to the Commission a site plan and special use application before approval can be granted.

Ordinance Review: Final changes to the draft ordinance were reviewed. It was decided that a final version of the draft will be prepared for review by members, the Township Board, and Township Building and Zoning officials. A public hearing was tentatively scheduled for July 6, 2016.

Public Comments: None.

Board Comments: None.

Meeting adjourned at 3:30 p.m.

Michelle Stirrett
Recording Secretary

