

**Caseville Township Planning Commission
November 7, 2017**

Meeting called to order at 1:30 p.m. by Jim Kanary.

Present: Jim Kanary, Chairperson
Jerry Platko, Secretary
Charles Morden
Gail Atkins
Kathy Wroblewski
Michelle Stirrett, Recording Secretary

Excused: Doug Grates.

Motion by Morden second by Platko to approve the October 3, 2017 minutes. **Motion carried.**

Motion by Wroblewski second by Morden to approve the October 16, 2017 Special meeting minutes. **Motion carried.**

Board Liaison Report: Platko reported that the Board set a public hearing on December 4, 2017 to take comments on the updated Recreation Master Plan. They also approved an amendment to the fee schedule to include escrow deposits of \$3,000 for Special Use, Condo, Planned Unit Development and Subdivision Review applications. The resignation of Russ Lundberg from the Planning Commission and Zoning Board of Review was accepted with regret.

Master Plan: The review of the Master Plan is complete. **Motion** by Atkins second by Platko to set a Public Hearing on the updated master plan on January 3, 2018 at 1:30 p.m. after the 45 day comment period has expired. **Motion carried.**

Glen Gosselin - Special Use for RV campground: Gosselin explained that he is proposing to turn the former golf course into an RV park. He has sold all 600 potential sites and now has a reserve list of potential buyers. There will be no new building – the clubhouse will remain and the storage buildings will be turned into bathhouses. A pool will be constructed as well as an amphitheater, tennis and basketball courts, and a water park. He is proposing selling memberships to the public for use of the clubhouse, pool and waterpark. He is proposing a private, gated community where the lots are privately owned and can be sold or transferred. This will be the largest facility of its kind in Michigan. Most of the residents will enter from Crescent Beach Road. His goal is to open in May, 2019. He is looking at utilities and stated that each lot will have its own septic system. He has looked at the City and County for requirements.

Kanary asked if he had researched the Township ordinances for standards and if he was aware of the information necessary for a Special Land Use application. Gosselin stated he looked at the City and County requirements and made the lots larger. Kanary informed him that the lots size was 15,000 square feet and encouraged him to carefully read the application to see what is required for application. Gosselin will get a copy of the ordinances and special use application from the office.

Public Comments:

Guy Pittman: Concerned with toilet facilities – if people use the easement to access the beach, they won't walk back to the park to use the facilities. No port johns are allowed on the beach.

Iris Viele: Stated there were 200 total acres but he is only developing 72 acres – what happens to the remaining property? Has a concern with septic run off in the area.

Carol Mead: First hearing of an amphitheater – has concerns regarding noise and traffic.

Michelle Butters: What is the impact of the septic systems on the water table?

Robert Kaiser: Board has done a good job on how to proceed. Handling the speculation well.

Jack Muscat: Requested the commission members identify themselves. Asked where the developer gets the lot sizes?

Ron George: Planning Commission knows his concerns: He lives across the street and has never been approached by Gosselin. New concerns about the Country Club aspect – adds to the 500+ RV sites. A country club means more people will be accessing the area so density issues are a real concern.

Sandra Downs: Lives in the middle of the golf course and is very upset.

Robert Bumhoffer: He is an adjoining landowner and has never been approached about the proposed project. He has concerns about noise, smoke, water quality and beach access. The easement is not open to the public.

Casey Bruce: He is the real estate agent selling the property and understands the need for the members to do their due diligence.

Rob Pittman: If the developer has no information on the Township requirements will things not be done right? He should put houses there and not a campground.

Leonard Lafayette: Stated he has ZBA experience and feel Gosselin put the cart in front of the donkey. He did no research but is selling property.

Board Comments: None.

Meeting adjourned at 2:15 p.m.

Michelle Stirrett
Recording Secretary