

Caseville Township Planning Commission
October 4, 2016

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

Also present: David Watts

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

Motion by Golsch second by Morden to approve the September 7, 2016 minutes. **Motion carried.**

Board Liaison Report: Platko reported that the Board approved hiring an engineer to draw up plans for a new Township Hall.

MTA Planning Class: Platko reported on the class he attended that dealt with marijuana, windmills, fracking and Right to Farm Act.

Ordinance Revision: The letter from the County Planning Commission was reviewed. The concern from the County was the sections that dealt with definition of the person responsible for performing inspections and issuing certificate of occupancy permits. Discussion was held on the issue including the definitions of building official and zoning administrator, and the difference between a zoning requirement and a building code requirement. **Motion** by Lundberg second by Golsch to recommend that the Township Board readopt the ordinance with the following changes: the removal of Section 393 in its entirety and to amend Section 394 to reference "zoning approval" wherever "Certificate of Occupancy" is mentioned. **Motion carried.** The Ordinance does not need to be reviewed further by the County Planning Commission.

The letter from Township Attorney Walt Salens claiming no additions, corrections or objections to the draft ordinance was read.

Buildings in RR Districts without residences (Greenhouse request): Lundberg stated he was not clear about the Commission's intent to allow stand-alone uses in the RR District. Upon reviewing the draft from last month, he questioned why this is different than someone wanting a garage/workshop on a parcel that is 5 or more acres. If the proposed standard is allowed for garages, a 6,000 square foot storage building is allowed, which would create a warehouse type atmosphere and encourage commercial use of the building. He suggested considering two categories for allowing stand-alone structures (1) principal

permitted uses for private/non-commercial use with a maximum square footage of 6,000 square feet, and (2) Commercial use allowed with special use (may apply conditions for approval). Discussion included allowing commercial uses in RR Districts, does the Township need more commercial districts, reduction of the building size and the inclusion of standards for storage buildings. Lundberg will draft new wording to include storage buildings while protecting the integrity of the residential districts by limiting the size and use of allowed structures to accommodate a future residence, and limiting the use of commercial storage buildings by special use.

Members were made aware of a potential re-zoning request for a campground on M-25.

November meeting date: It was decided not to change the November meeting date due to the General election. Lundberg will take the minutes.

Public Comments: None.

Board Comments: None.

Meeting adjourned at 3:30 p.m.

Michelle Stirrett
Recording Secretary