

**Caseville Township Planning Commission**  
**January 6, 2015**

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

Also present: David Watts and Tina Elenbaum.

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

A moment of silence was held to honor Larry Degg.

**Public Hearing** opened at 1:32 p.m.

**Purpose of hearing:** to take comments on the proposed revisions to Caseville Township Zoning Ordinances: repealing entirely Section 154.191 Accessory Buildings, Structures and Uses, amending Section 154.040 Description and Purpose by adding clarification statements about accessory buildings on larger parcels, adopting new Section 154.043 Accessory Buildings in Residential Districts, and adopting new Section 154.044 Accessory Building Regulations Common to all Residential Districts.

**Correspondence:** None.

**Public Comments:**

David Watts commended the members on the easy to read and follow ordinance. The revision sits well with the community because of its diversity and ability to accommodate larger residential parcel.

Tina Elenbaum: Thanked members for all the work that went into the revisions. Eager to start her projects.

**Board Comments:**

Consensus of members was that Russ had done a good job on revising an awkwardly written section of the ordinance and were grateful for his knowledge and expertise. It was noted that this hearing was just the first step in the approval process and that both the County Planning Commission and the Township Board need to approve the revisions. Concerns were expressed on the wording of proposed Section 154.044 (K) in that the section deals only with lakefront lots and not canal lots. It was recommended that the wording be changed as follows: *Unless otherwise permitted, the allowable accessory use of the waterfront property shall be limited to not more than one (1) dock per lot. Swimming pools may be placed on the waterside yard provided they are in-ground pools and the required safety fencing will not violate the 30 degree rule. Above ground pools and hot tubs that may violate the 30 degree rule are not allowed on the water side.*

No further comment, the hearing was closed at 2:25 p.m.

The regular meeting was called to order at 2:26 p.m. by Grates with the same members present.

**Motion** by Busch second by Morden to approve the December 2, 2014 minutes. **Motion carried.**

**Motion** by Busch second by Morden to recommend to the Township Board the adoption of the ordinance amendments to Section 154, reflecting the modifications to Section 154.044 (K).  
**Motion carried.**

**Motion** by Morden second by Adams to approve the 2014 Planning Commission Annual Report as amended. **Motion carried.**

**Supervisor Liaison Report:** Busch reported he will work with the Zoning Administrator on a complaint that was presented at the Township Board meeting.

Lundberg presented members with a draft revision to Section 154.001 through Section 154.123 for discussion at the February meeting.

**Public Comments:**

Stirrett questioned whether Lundberg would make the ordinance revisions to the County Planning Commission.

**Board Comments:**

Members expressed their sympathies and shock with regards to the death of Supervisor Larry Degg.

Meeting adjourned at 2:50 p.m.

Michelle Stirrett  
Recording Secretary