

**Caseville Township Planning Commission
December 6, 2016**

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

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

Public Hearing opened at 1:32 p.m.

Purpose: To take comments on the proposed request for rezoning from R-1 Low Density Residential District and R-2 Medium Density Residential District to C-2 Resort Commercial District from Wanda Quinn (parcel # 3204-003-025-70).

Robin Bray spoke for Wanda Quinn and explained that the intent of the family is to create a family campground. The property has been in the Gillingham family for 5 generations and they are looking to utilize the property and make a living. She felt it would bring business to the community and provide a relaxing atmosphere. The campground will be closely monitored and campers expected to be respectful. The project is still in the developmental stage and they are willing to work with neighbors about their concerns. There will be 50 campsites and she doesn't feel that will have a great impact on traffic. A privacy fence will be installed alongside the area with existing homes and the noise ordinance will be enforced. Campers and staff will be expected to be respectful of neighboring homes. The campground will be open from May through September and will fill a need for additional camping opportunities within the City.

Public Comments:

Dana Kinch: (7393 Easy Street) New owner who bought property in a quiet neighborhood, expecting to retire in the community. Will this be a family run campground or public? How much more business does the City need? She has had no problems getting into local campgrounds. Expressed concerns about highway traffic and the fact campers must cross the street to access the easement. Is 7.23 acres large enough for 50 campsites? Not what she wanted from Caseville.

Michael Hearsch: (7472 Port Austin Rd.) Agreed with previous comments. Safety is a concern when crossing the highway. There is only one easement for the campground which equals a lot of people in a small area. A campground means more public using a beach in front of residential homes and generally if there is no ownership, there is a lack of respect for the property. Concerned about the lack of restrictions on the easement with regards to hours, use, etc. He is not in favor of the campground.

Arlene Hearsch: (7472 Pt. Austin Rd.) Concerned with safety. The easement is only 50 feet and is concerned that the campground will over burden the easement. Campers will have to walk 300 feet to the easement or cut through private property. Expressed concerns about spot zoning and decrease in property values to the residential homes in the area.

Jerry Bieniek: (7375 Pt. Austin Rd) Expressed concerns about the easement and safety. The easement is for the subdivision across the street. Transient are not property owners. The beach at the end of the easement is swampy so campers won't stay there but will spread out to other properties. The use of the easement and beach will infringe on other's privacy.

Mike Dufty: (7436 Pt. Austin Rd.) The use of the easement is open to litigation if others use it. He invested in several properties in the area and is concerned about the campground having a negative effect on his property. There are fire hazards, litter, fireworks, noise and lack of respect for property to contend with in a campground. Beach intrusion is an issue – 50 campsites for a 50 foot easement. Safety is an issue. There are enough campgrounds and facilities in the area.

Erin Buccholz: Here for another issue – no opinion on campground.

Paula Guster: (7463 Pt. Austin Rd.) Agree with other's concerns. The campground is on her property line. She is concerned with noise and campfires (she can't tolerate smoke). Worried about her house value.

Aurora Krolikowski: (7434 Pt. Austin Rd.) Doesn't want a campground close to her house. Agrees with concerns already stated.

Marilyn Florek (7428 Pt. Austin Rd.) Understands homes being built on the property as they are permanent residents – campers are transients and not always respectful. Concerned about traffic, trash, bonfires, noise and fireworks. Feels it would be an imposition on the neighbors.

Robin Bray: Addressed resident's concerns: (1) easement won't be used due to safety issues, (2) only 50 campsites are being proposed so they won't be that busy, (3) fireworks won't be allowed, only contained fires, and (4) there will be safety rules and campers will be expected to be respectful. She doesn't want to impose on anyone's lifestyle, but feels there is a need to have inexpensive camping facilities.

Kim Gollon: (6930 Island Drive) Supports the campground. Her family is trying to find a way to positively use the property. Has had family events in the area and could not find open campgrounds.

Correspondence:

Neil & Andrea Borkowicz: Opposed to zoning change. Concerns about property value and respect for private property.

Andrea and Richard Hill: Opposed to change: feels it would undermine rights and uses to adjoining owners and spot zoning.

Lawrence Adamski: Opposed due to greater potential for noise, crime, littering and trespassing.

Henry Carnaby: Opposed due to lack of beach access, availability of existing C-2 properties, zoning area requirements for campgrounds, and availability of existing facilities.

Ken Sosnowski: Concerns with easement size and accessibility, environmental impact, wetlands, neighborhood impact and property values.

Robin Bray stated that she doesn't understand how a campground will affect property values. Stated change isn't bad and can be positive. There will only be 50 campsites.

Board Comments:

Paul Golsch: Likes the idea of seeing the land used, but feels the Commission should stick to the zoning plan. He doesn't like spot zoning.

Russ Lindberg: The issue is not the campground only zoning. If changed can be used for anything allowed within the C-2 district.

Doug Grates: Likes development but has issues with traffic and safety. Would like to find avenues to develop properties to make the community better. Change is inevitable, but needs to be managed.

Charles Morden: Expressed concerns about spot zoning.

Jim Kanary: Reminded members that the issue is not about the campground only a zoning change. There are a number of things that can go into the C-2 district besides a campground.

Kathy Wroblewski: No comment.

Jerry Platko: Stated he felt this would be spot zoning.

No further comment, the hearing was adjourned at 2:15 p.m.

The regular meeting was called to order with the same members present.

Motion by Morden second by Wroblewski to approve the November 8, 2016 minutes. **Motion carried.**

Board Liaison Report: Platko distributed the monthly log from Building Inspector Terry Kelly. He stated the Township roads are being reviewed for repairs.

Rezoning Request – Wanda Quinn from R-1 and R-2 to C-2 Resort Commercial

Lundberg reminded members that the issue was not a campground but the request to rezone the property. The campground issue is a separate process to approve as a special use. There are other uses in a C-2 District that are better suited than a campground. He is not convinced this is spot zoning as the property abuts a golf course, but questioned the need for additional C-2 zoning in the area.

Motion by Golsch second by Platko that based on the information presented and the application submitted, the acreage does not conform to current zoning requirements and the request is denied. **Auxiliary motion** by Lundberg second by Morden to amend the original motion to state that the Master Plan clearly identifies the C-2 District for specific purposes and designates specific areas as R-1 and R-2. As there are more than adequate C-2 zoned properties within the Township and the Master Plan, the area should stay zoned as R-1 and R-2. **Motion carried. Roll Call** vote on original motion: Aye: Golsch, Lundberg, Grates, Morden, Kanary, Wroblewski, Platko. Nay: None. **Motion carried.**

2017 Meeting dates: **Motion** by Morden second by Lundberg to approve the 2017 meeting dates. **Motion carried.**

Buildings in RR Districts without residences: David Watts and Erin Buchholz questioned the proposed 250 foot setback. They felt it was restrictive and costly for utility connections. Buchholz stated there were only a small amount of parcels that these standards would affect and the proposed restrictions would make it pointless to build on the property. Watts suggested reducing the setback to 100 feet and increase the acreage requirement for the proposed standards. Discussion included the fact that homes were the primary permitted uses within the district, protecting the integrity of the district, keeping the frontage for residential through setbacks, establishing standards that indicates it not a commercial district and accommodating uses other than residential. The proposed wording will be further discussed at the January meeting.

Public Comments: None.

Board Comments: None.

Meeting adjourned at 2:50 p.m.

Michelle Stirrett
Recording Secretary

