

Caseville Township Planning Commission
Minutes of November 8, 2016 meeting

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

Roll of members present: All present

Jim Canary, Chair

Russ Lundberg, Vice-Chair

Jerry Platko, Secretary

Charles Morden

Kathy Wroblewski

Paul Golsch

Doug Grates

Others present: David Watts, Wanda Quinn, Robin Bray, Robert Bray and approximately 8 others.

Approval of previous meeting minutes. Motion presented by Morden, supported by Golsch, to accept/approve minutes of October 4, 2016 meeting as. Motion carried unanimously.

Board Liaison Report. Platko distributed 'Township Zoning Daily Log – October, 2016' prepared by Terry Kelly. Platko also report that the Board of Trustees adopted/readopted Chapter 154 of the Caseville Township Code of Ordinance, as recommended by the Planning Commission.

Rezoning request. Wanda Quinn, Robin and Robert Bray, applicant(s) requesting to rezone a parcel of land owned by Wanda Quinn. Purpose of applicant' present is to serve as a pre-application conference. Chairman Canary explained the rezoning process to applicant(s) by providing information relative to public hearing requirements (i.e., notices & mailings, etc.), recommendation (s) from the planning commission, review by county, and decision by Board of Trustees. Canary also stated there are 'spot zoning' criteria and the township masterpan to consider. Robin Bray stated her family's desire to development a campground, that she understood and wanted to pursue the rezoning process. After further discussion, a motion was provided by Morden, supported by Grates, to schedule a public hearing for the next planning commission meeting, December 6, 2016 (contingent upon the clerk complying with the notification process).

Review of 11/8/2016 draft of 'Possible Rural Residential Changes'. Lundberg provided a thorough review of proposed changes to uses allowed in the RR – Rural Residential District (see 8/8/2016 draft). Members agreed with suggested wording as presented. A motion was then made by Canary, supported by Golsch, to approve suggested wording. Motion carried unanimously. (A public hearing will be scheduled at a later date, once the proposed wording is better formatted into a draft amendment.)

Planning/Zoning Enforcement issues. Canary raised his concern(s) about the quality of zoning enforcement by stating there is a lack of follow-through by the township and indicated that enforcement is the weak link in the zoning administration process. Lundberg noted there is a lack of efficiency and consistency when attempting to enforce ordinance provisions and stated more time and effort is necessary. Lundberg also stated township officials need to better understand the ordinance, specifically the enforcement provisions, and that he is willing to serve in a liaison role, if needed, to help establish an improved enforcement process.

Public comments. Several property owners near the proposed campground site (Quinn rezoning request) attending the meeting voiced objections to the proposed campground. They were advised to participate in the public hearing process and/or to provide written comments upon receiving notice of the meeting/public hearing.

Board comments. Lundberg provided members with a copy of PA 281 of 2016 Medical Marihuana Facilities Licensing Act (Excerpt). A brief review given and it was noted that additional could be scheduled at a later date.

With no further business, the meeting was adjourned at 3:00 p.m.

Russell R. Lundberg, Acting Recording Secretary