

**Caseville Township Planning Commission**  
**May 6, 2014**

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

Excused: Jerry Adams.

Also present: Matt and Lisa Esch.

It was noted that a correction to the April 8, 2014 minutes should be made. In the paragraph under AT&T Tower Upgrade under the motion, the words “the approving” should be deleted. **Motion** by Busch second by Morden to approve the April 8, 2014 minutes as corrected. **Motion carried.**

Matt Esch addressed the members regarding ongoing violations at his property at 7101 Crescent Beach Rd. He stated his original request in 2000 to rezone the property stated that he needed to build a building to possibly have retail landscaping items for sale. He still has some merchandise for sale (such as fertilizer) but not many traditional retail items. He has met with the Zoning Administrator and Supervisor regarding the April 11, 2014 violation letter asking them to show him where he needs to build a fence. He stated he takes pride in his business and does not intend to have his property look bad. He further stated that he does not feel his trucks need to be fenced.

Citing the June 8, 2010 Planning Minutes, he stated that he felt he had addressed the blight issue in that the asphalt has been removed. The requirement for outdoor storage was also waived by the Commission at that time as well. He was told that his option was to be rezoned as Industrial, but even that classification would require side and rear storage to be screened.

Discussion was held the intent of the original rezoning request, the nature of the original business versus what is being done on the property now, the soils and asphalt that was being stored on the property in 2010 (requiring screening), what needs to be fenced/screened from view, and impacts of rezoning of the property. It was also noted that the March minutes reflected that the Zoning Administrator was directed to inform Esch that he must restart the retail business to fulfill the original rezoning request, that a screen must be erected along the South and East sides of the property to screen the waste yards and that the defunct greenhouse frames be addressed. Further discussion was held on the intent of the ordinance with regards to screening (screen from view vs. totally obscuring) and the practicality of enforcing this section of the requirement.

**Motion** by Kanary second by Morden to form an adhoc committee of Russ Lundberg and Jim Kanary whose purpose shall be to meet with the Supervisor and Zoning Administrator for solutions to the violations on the Esch property, and to hold the enforcement of the violations in abeyance until the committee recommends a solution for the violations. **Motion carried.**

**Supervisor Liaison Report:** Busch and Degg attended a FEMA meeting in Bay City regarding the recharting of the floodplains.

**Michigan Planning Association Class** April 26, 2014: It was noted that Schram, Busch, Canary and Grates attended the class here at the hall. Schram will give a presentation on contract zoning at the June meeting.

No one will be attending the MTA workshop in Frankenmuth on May 9, 2014.

Township Ordinances can now be referenced on the website. Members requested a CD be made available for each of them.

**Election of Officers:** Canary stated he would like to relinquish his responsibilities as chairperson. It was noted that Stirrett received verbal approval from the Michigan Township's Association that was acceptable for the Township Board member appointed to the Planning Commission to hold the position of Chairperson.

**Motion** by Busch to nominate Lundberg as Planning Commission Chairperson. Lundberg declined the nomination.

**Motion** by Canary second by Morden nominating Fred Busch as Planning Commission Chairperson. **Motion carried.**

**Motion** by Schram second by Morden nominating Jim Canary as Vice Chairperson. **Motion carried.**

**Motion** by Schram second by Canary appointing Doug Grates as Secretary. **Motion carried.**

**Public Comment:** None.

**Board Comments:**

Lundberg: Requested a message be left with the Supervisor regarding a meeting time for the Esch issue.

Morden: Questioned the sizes of the signs for companies doing work out on the Point.

Schram: The car that is for sale at the Sand Point Market is in violation of the restrictions for the market.

Busch: Thanked Canary for his years of service as Planning Commission Chairperson.

Meeting adjourned at 2:40 p.m.

Michelle Stirrett  
Recording Secretary