

DRAFT

Regular Meeting of Casco Township Planning Commission
April 10, 2013 7:00 PM

MEMBERS PRESENT: Bruce Barker, Dian Liepe, Daniel Fleming, David Campbell, Paul Macyauski, and Lewis Adamson **ABSENT:** Judy Graff was excused.

STAFF PRESENT: Janet Chambers, Recording Secretary; Alfred Ellingsen, Zoning Administrator; Patrick Hudson, Planner

1. **Call to order and review of agenda.** Meeting called to order at 7:04 PM. There were no changes to agenda.
2. **Approval of minutes of 3/6/13 - Regular Monthly Meeting and 3/13/13 – Public Hearing Wind Energy** Motion by Liepe, supported by Campbell to approve minutes of 3/6/13 as amended. All in favor, MSC.
Amend with the following under #3 Correspondence:
Dave Campbell provided the State of Michigan’s “*Sample Zoning for Wind Energy Systems*” dated April 16, 2008 (attachment #4) and Michigan’s “*Recommended Update of Sample Zoning for Wind Energy Systems*” dated June 28, 2011 (attachment #5) for Commissioner’s review.

Motion by Fleming, supported by Liepe to approve minutes of 3/13/13 as written. All in favor, MSC.
3. **Public Comment & Correspondence** Dianne Ostermann’s email concerning Lawsuit between Mason County residence and Consumer’s Energy. (attachment #1)
4. **Report from the Township Board of representative:** None
5. **Report from the ZBA representative:** Macyauski gave a report on the March 7, 2013, ZBA meeting where a setback variance was granted.
6. **Report from Water/Sewer representative:** Lewis Adamson gave a report on the March 27th meeting. He added that the information from the 27th meeting would be available to the public. He said that growth will be necessary to cover bond payments.
7. **Review all Zoning Districts to amend 4.07 & 4.08 Specifically on permitted and special use for each district**

Commissioners went over draft of text changes from Zoning Administrator and Planner 4-10-13. Fleming commented on Page 1 of the draft, Chapter 5, Section 5.01 Description and Purpose. After discussion no changes were made to the text at this time.

Page 2, Section 5.02 Permitted Uses and Special Land Uses: discussion ensued about changing some of the *Special Land Use* items to *Permitted* for the purpose of reducing the number of unnecessary SLU meetings. The criteria could be spelled out in the ordinances. Hudson pointed out that if the conditions are not met as a permitted use, the project would not be allowed; whereas with SLU, it would be open for discussion and could be permitted. Macyauski suggested that more items be "Permitted", and if it becomes a problem, then change it back to "SLU". Ellingsen stated that as long as conditions are spelled out, the SLU may not be necessary, and reiterated that specifications would need to be clearly spelled out in the ordinance text.

Chairman Barker brought up the question of whether a seasonal restaurant would be permitted in the AG district. It was determined that it could fit under a Farm Market, but in under AG there could be a stand to sell items raised on the property, but not a restaurant.

After discussion the following changes were made to draft 4-10-13:

- Adult Foster Care, family homes will be changed from SLU to P
- Adult Foster Care Group Homes will be added as SLU
- Bed and Breakfast establishments will be changed from SLU to P
- Commercial Kennels will be changed from SLU to P
- Cottage Industries will be changed from LU to P
- Greenhouses and nurseries will be changed as follows:
Greenhouses and nurseries, ~~primarily as a wholesaling operation~~ P
- Home based businesses will be changed from SLU to P
- Nursery will be removed
- Residential supportive uses such as lawns, gardens, driveways or play areas P will be removed.
- Riding stables and horse boarding will be changed from SLU to P
- Sawmills will be changed from SLU to P

On page 3 of draft, Section 5.03,

- Hudson will determine the proper wording for the paragraph at the bottom of the page and change it.

Page 5 of draft, Section 6.02 Rural Residential Section Permitted Uses and Special Land Uses, the following changes were made:

- Bed and Breakfast will be changed from SLU to P
- Cottage Industries will be changed from SLU to P
- Greenhouses and nurseries will be changed as follows:
Greenhouses and nurseries, ~~primarily as wholesaling operation~~ P

- Home-based businesses will be changed from SLU to P
- Nursery will be removed
- Residential supportive uses such as lawns, gardens, driveways or play areas will be removed
- Wind energy conversion systems will be removed

Page 6, 6.03 District Regulations

- (See also Section 4.07 – Schedule of Regulations) will be removed.
- Hudson will reword the bottom paragraph

Page 7, Chapter 7A the following changes will be made:

- LR-A will be changed to LR-B to match the Master Plan
- Accessory buildings and uses customarily incidental will be removed
- “Residential supportive uses such as lawns, gardens, driveways or play areas” will be changed to “Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.”

Page 8, Section 7.03, the paragraph at the bottom will be reworded by Hudson.

Page 9, LR-B will be changed to LR-A to match the Master Plan.

The next meeting will continue on page 9, Section 7.01

Old Business: Public Hearing Date for WECS. The PC was advised by Supervisor Overhiser to close out the WECS ordinance discussion. There has been too much time spent on it. The public meeting will have to be reopened, give the public a chance for comment, then close the public meeting. There will then need to be a vote to make a recommendation to the board. If changes are made during the discussion period, there would then need to be an additional public hearing prior to a recommendation to the board.

8. Public Comment: none

Next Regular Planning Commission meeting will be on Wednesday, May 8 at 7:00 PM

Public Meeting on Site Plan Review Casco Nature Preserve will be held on Wed., April 17, 2013, 6 PM

Public Meeting on Murdock Winery will be held on Wednesday, April 24, 2013 at 6 PM

Public Hearing on WECS will be continued May 15 at 6:00 PM

Motion to adjourn by Fleming, 2nd by Macyauski. All in favor, MSC. Meeting adjourned at 9:10 PM

Minutes by Janet Chambers, Recording Secretary

Attachment #1: Ostermann’s email Re link to Mason County Residence lawsuit with Consumer’s Energy