

Approved 5/9/12

~~Public Hearing Casco Township Master Plan~~
Casco Township Planning Commission REGULAR MEETING
Wednesday, April 11, 2012, 6 PM 7:00 pm

MEMBERS PRESENT: Bruce Barker, John Stroud, Daniel Fleming, David Campbell, Paul Macyauski, Judy Graff and Janet Chambers, Recording Secretary

ABSENT: Dian Liepe is excused

ALSO PRESENT: Gary Jonna, Whitehall Real Estate, and one other interested citizen

1. Call to order and review of agenda

The meeting was called to order at 7:10 PM. There were no changes to the agenda.

2. Approval of minutes of 3/7/12 – Regular Meeting

A motion by Fleming, supported by Stroud, to approve minutes as printed. All in favor. MSC

3. Public Comment: none

4. Report from Township Board representative: none

5. Report from ZBA representative

Macyauski reported that there have been two ZBA meetings. On March , 2012, a 25' front yard setback variance was granted to Timothy Hybels, for the construction of a front entrance on 90 Bluff Street.

On March 22nd there were 3 variances requests by Brian Bosgraaf on 72nd Street. A 25' variance from the 50' backyard setback requirement was granted. A 75 foot variance from Section 3.33E, which requires a 100 foot deep buffer from the Right-of-Way (ROW) along the frontage of the public road was granted. The applicant's request for a variance Section 7.03B** which requires all dwellings adjacent to the water to be setback from the Ordinary High Water Mark (OHWM) the average distance of five(5) houses in either direction was tabled until April 27th, 2012.

6. Report from Water/Sewer Representative: None

7. Resolutions requiring Planning Commission action: Recommendation to Board to adopt revised Master Plan, dated February 8, 2012.

Resolution passed during Public Meeting immediately prior to this meeting.

8. Old Business- Zoning Ordinances Plan of Action

Ellingsen, Bultje and Hudson have met to discuss changes to the Zoning Ordinance. They have looked at SLUs in agricultural areas, and in other areas, setback requirement for lake front

property, and High Density Residential areas, and any conflicts they find in the Zoning Ordinances. They will submit the suggestions for changes to the PC for consideration.

9. New Business: Round Table Discussion

Chairman Barker recommended that Ellingsen submit a list of recommended changes to the PC by the regular May 9th PC meeting for review. He also recommended that May 16th a special meeting be held for further discussion about the Zoning Ordinances with public comment invited.

The PC would like to start with some of the priority changes to the Zoning Ordinance such as ordinances for the new High Density Residential area, setback requirements from the ordinary high water mark for lake front properties, and SLU for all areas, especially agricultural.

Another priority for changes would be conflicting items that have come up over the years and with the new Master Plan.

The PC would like to simplify the process, such as possibly making SLU items permitted and under the Zoning Administrator's responsibility. Chapter 17, 18 and 19 of the Ordinances needs to be addressed concerning simplifying Preliminary Site Plan review process.

10. Public Comment None

The May Planning Commission Meeting will be Monday, May 9th, 2012. A special meeting for public comment of Zoning Ordinances will be on May 16th.

A motion to adjourn was made by Stroud and seconded by Campbell. Motion carried. Meeting was adjourned at 8:26 PM.

Minutes prepared by Janet Chambers, Recording Secretary