

Approved 2/8/12

SPECIAL MEETING OF THE CASCO TOWNSHIP PLANNING COMMISSION
January 18, 2012
Casco Township Hall

MEMBERS PRESENT: Dan Fleming, Paul Macyauski, David Campbell, John Stroud, Dian Liepe and Bruce Barker

MEMBERS ABSENCE: Judy Graff is excused

Also present: Zoning Administrator Alfred Ellingsen and Planner Patrick Hudson

1. Call to order and review of agenda

Chairman Barker called the meeting to order at 6:07pm. There were no changes to the agenda. Chairman Barker read aloud the Special meeting public notice which was posted in the South Haven Tribune. (see attached?)

2. Haven Shores – A review for approval of a 14 unit Single Family Site Condominium compliance with Chapter 17 “Site Plan Review” and other pertinent sections contained in the Casco Township Zoning Ordinance.

Bruce Barker asked Brian Bosgraaf to review his materials with commission. Brian Bosgraaf shared a document showing pictures of what Cottage Home - his business has done. (see attached) Cottage Home has built houses along the lake from Ottawa county south. They have done work in Glenn Shores. Brian reviewed the prepared map. (please see attached.) The second handout Brian submitted was the same that was submitted to Alfred Ellingsen. Bruce asked Brian to add the land owners name on all materials. Dave Campbell questioned on if the top of the bluff had moved. The red line on the map is a “line of disturbance;” within the line would be where “earth moving” would occur (except for the 5 lots along the lake when building those homes.)

Brian asked Patrick to read M. in the site plan review and Brian noted they got approval from the county to work on the bluff. Brian explained that the “water shed” on the map is actually a storage shed for water “toys”. Bruce suggested taking the “toy shed” off from the preliminary site plan. The Beach is considered common area. Everything that isn't in the “green” lines are all common area.

Bruce asked Patrick and Al to review the responses that Brian had given. See attached memo from Patrick dated 12/21/11. Al reviewed his report of January 15 and how it matches up with Chapter 17 “Site Plan Review” - see Alfred's report. Alfred reviewed the 15% slope and his explanation of it. There would need to be a 75' variance asked of the ZBA on buffer zone and 3.33 and setback on interior lots. There is also the question of the 5 houses on either side of the development. Bruce asked how close is the line on the aerial map to the “bluff line” in the site map. Brian said the line was put in manually as showing difference in shading and for a different purpose (stairway to beach).

Bruce asked Peggy Spencer who has the easements on the north and south side if she had seen the plans and she indicated she had. Peggy also said she was pleased with the site plan regarding the easement area.

Bruce reminded Brian he will need to meet with SHAES regarding the preliminary site plan. There has been some work by the county to help some of the drainage issues. Lakewood shores – is there still a drainage issue? Bruce asked Alfred to ask the drain commissioner to look at the drainage along 74th street when the Drain Commissioner is asked about the preliminary site plan. Bruce also asked that Lakewood Shores and Haven Shores think about the Bike path and if that would fit. Bruce also asked that they consider somehow connecting subdivisions by bike paths or trails.

3. Public Comment

Randy Kraker, Grand Rapids, representing the property owners to the south. Questioned the meeting held back in April that this would be a condo development and Bruce said it was not. Randy stated they are still concerned about the setback from the lake. Asked that the Planning commission look at the land before the cut and fill and after the cut and fill. Bruce responded that the set back will need to be dealt with at the ZBA. Randy stated that they want the planning commission to consider it.

Micheal Boler, 156 Lakewood shore Dr. South Haven, stated that the concern he had was with the home that on #5 would impact the view.

Concern raised by Terry Ryan, 138 74th St., South Haven, that the bluff has been lowered for the 5 lots along the lake.

Dan McCormick 172 Lakewood Shores, South Haven - Concern that the views will change for folks who are along there.

Motion of approval of *Preliminary Site Plan* with stated variances from ZBA by Dan Fleming , seconded by Dave Campbell. Motion approved, subject to the following variances:

1. Need a variance for the rear yard setback on lots 6-14
2. Section 3.33E Variance to the 100 Foot buffer adjacent to 74th street.
- 3 Need a variance for the set back on the lake side for lots 1-5.

Randy asked if the neighbors will be informed of the ZBA meetings when the variances will be discussed. Alfred said there will be notice given. The ZBA meeting will probably be scheduled at the end of February or into March.

The hearing will continue until after the ZBA has approved variances and they come back for the final review. Adjourning the meeting at 8:20pm

Submitted by
Dian Liepe, Secretary