

APPROVED 8/5/13

Public Meeting of Casco Planning Commission  
Zoning Ordinances  
July 24, 2013

MEMBERS PRESENT: Bruce Barker, Lou Adamson, Dian Liepe, Daniel Fleming, David Campbell,  
ABSENT: Paul Macyauski and Judy Graff is excused  
STAFF PRESENT: Janet Chambers, Recording Secretary, Sue West Recording Secretary in training  
ALSO PRESENT: Alfred Ellingsen, Building Inspector & Zoning Administrator

1. Call to order and review of agenda Chairman Barker called the meeting to order at 6:05 PM  
There were no changes to the agenda.

Chairman Barker noted that Sections 4.07 and 4.08 will be deleted from the Zoning Ordinance book, but will continue to be used as a planning tool. Sections 4.07 and 4.08 are charts that reflect the same information covered in the text.

Monday, August 26<sup>th</sup> at 6:00 PM will be a work session for the Planning Commission to work on Chapters 15 and 17, and definitions.

Ellingsen noted that the cost for the Public Notice for this meeting was \$780.00.

2. Reading of meeting noticed in the South Haven Tribune on July 7, 2013, Zoning Ordinance Amendments involving the restatement of Permitted and Special Uses in each Zoning District
3. Public Comment Correspondence; From, Date Received & Subject none
4. Public Hearing on proposed amendments for each district on Permitted and Special Uses

Commissioners went over previous changes in the most recent draft and made the following new changes:

Chapter 5, AG District; Section 5.02 Permitted and Special Land Use (page 2)

- Cottage industries, in compliance Sec. 3-35-15.04 I
- Home-based business, in compliance with Sec. 3-36 15.04 R
- Riding stables and horse boarding, in accordance with Sec. 15.04 RRFF
- Sawmills, in accordance with Sec. 15.04 SSGG

Chapter 6, RR Rural Residential District; Section 6.02 Permitted Uses and Special Land Use (pg 5)

- Cottage industries, in compliance with Section 3-35 15.04 I
- Home-based businesses, in compliance with Section 3-36 15.04 R

Chapter 6, RR Rural Residential District; Section 6.03 District Regulations (page 6)

- Change ":" to "." at end of sentence. No building.....connection with such building or structure or enlargement.

Chapter 7A LAKESHORE RESIDENTIAL DISTRICT (page 8)

- Change CHAPTER 7-A to CHAPTER 7B
- Change LR- A, LAKESHORE RESIDENTIAL DISTRICT to LR-B LAKESHORE RESIDENTIAL DISTRICT
- Change SECTION 7.01-A DESCRIPTION AND PURPOSE to 7.01B DESCRIPTION AND PURPOSE
- Change SECTION 7.02-A PERMITTED USES AND SPECIAL LAND USES to SECTION 7.02B PERMITTED USES AND SPECIAL LAND USES
- Change 2<sup>nd</sup> column in Section 7.02 chart from LR- A to LR-B
- Change SECTION 7.03A DISTRICT REGULATIONS to 7.03B DISTRICT REGULATIONS
- SECTION 7.03B Change “.” to “.” at end of sentence. No building or structure.....or enlargement.
- Change SECTION 7.03A DISTRICT REGULATIONS chart title from Lakeshore Residential (LR-A) to Lakeshore Residential (LR-B)

CHAPTER 7B LAKESHORE RESIDENTIAL DISTRICT (page 9)

- Change CHAPTER 7B to CHAPTER 7A ,
- Change LR- B, LAKESHORE RESIDENTIAL DISTRICT to LR-A, LAKESHORE RESIDENTIAL DISTRICT
- Change 7.01-B to 7.01 A DESCRIPTION AND PURPOSE
- Change SECTION 7.02-B PERMITTED USES AND SPECIAL LAND USES to SECTION 7.02 A PERMITTED USES AND SPECIAL LAND USES
- Change 2<sup>nd</sup> column of PERMITTED USES AND SPECIAL LAND USES chart from LR-B to LR-A
- Change SECTION 7.03B DISTRICT REGULATIONS to 7.03A DISTRICT REGULATIONS
- Change “.” to “.” at end of District Regulations sentence. ....building or enlargement.
- Change chart title in Lakeshore Residential (LR-B-) District to Lakeshore Residential (LR-A) District

CHAPTER 8; LOW DENSITY RESIDENTIAL DISTRICT; SECTION 8.03 DISTRICT REGULATIONS (pg. 12)

- SECTION 8.03 DISTRICT REGULATIONS Change “.” to “.” at end of sentence .....structure, or enlargement.
- Remove “\*\*\*” after Front Yard Setback in chart

CHAPTER 9; MEDIUM DENSITY RESIDENTIAL DISTRICT; SECTION 9.02 PERMITTED USES AND SPECIAL LAND USES (page 13)

- Change Elderly housing, in compliance with Sec. 15.04 to Elderly housing in compliance with Sec. 15.04 O
- Change Elderly housing, in compliance with Sec. 15.04 O from P to SLU
- Remove Residential supportive uses such as lawns, gardens, driveways or play areas

CHAPTER 10; MANUFACTURED HOUSING COMMUNITY DISTRICT; SECTION 10.01 PERMITTED USES AND SPECIAL LAND USES (page 16)

- Change Day care, family homes from SLU to P
- Remove Manufactured housing community from chart (based on Atty. Bultje’s opinion)

CHAPTER 11; C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 11.03 DISTRICT REGULATIONS (page 22)

- Add "." to end of sentence. ....building or structure, or enlargement.

CHAPTER 12; C-2 GENERAL COMMERCIAL DISTRICT; SECTION 12.03 DISTRICT REGULATIONS (page 22)

- Add "." to end of sentence .....building or structure, or enlargement.

CHAPTER 13; I, INDUSTRIAL DISTRICT; SECTION 13.03 DISTRICT REGULATIONS (page 25)

- Add "." to end of sentence. ....building or structure, or enlargement.

CHAPTER 14; FP, FLOODPLAIN OVERLAY DISTRICT

- Change SECTION 14.04 DISTRICT REGULATIONS to 14.03 DISTRICT REGULATIONS
- Change SECTION 14.05 STATE COMPLIANCE to SECTION 14.04 STATE COMPLIANCE

Chairman asked for comments from Commissioners. Fleming asked where a gas station could be located. Chairman Barker said that gas stations are not provided for in Casco at this time. Fleming also noted that the excessive cost of putting the notice in the paper is an example of government being too big and an example of why government can't get smaller.

5. Resolutions requiring Planning Commission action; vote on recommendation to be given to Township Board. Chairman Barker asked for a motion to recommend to the Board the adoption of the zoning changes pending Attorney Bultje's opinion on removing Manufactured housing community from Chapter 10; SECTION 10.01 PERMITTED USES AND SPECIAL LAND USES. A motion by Campbell, 2<sup>nd</sup> by Liepe, to recommend that the Township Board adopt the ordinance with changes, and pending Attorney Bultje's opinion on Chapter 10. A roll call vote resulted in 5 yes, and 0 no votes.

Chairman Barker asked Ellingsen to take the question on Chapter 10 to Attorney Bultje. He also asked that Ellingsen and Hudson prepare a clean copy with changes before presenting to the Board. Chairman Barker will attend the Board of Trustees meeting on August 19<sup>th</sup> to present them with the final copy of the changes. He will also inform the board about the August 26<sup>th</sup> work shop meeting.

Ellingsen stated that the Board would wait until Chapters 15 & 17 are done to take action on the Planning Commission's recommendation to adopt the ordinance changes.

6. Public Comment None

Motion to adjourn by Adamson, seconded by Campbell. All in favor, MSC. Meeting adjourned at 7:25 PM.

The August Planning Commission Meeting will be Monday, August 6<sup>th</sup>, 7:00 PM  
August 26<sup>th</sup> Workshop meeting 6:00 PM – 9:00 PM

Minutes prepared by Janet Chambers, Recording Secretary