

APPROVED 8/5/13

Regular Meeting of Casco Township Planning Commission  
July 8, 2013 7:00 PM

MEMBERS PRESENT: Bruce Barker, Lewis Adamson, Dian Liepe, David Campbell, and Judy Graff

ABSENT: Daniel Fleming and Paul Macyauski

STAFF PRESENT: Janet Chambers, Recording Secretary and Sue West Recording Secretary in training

1. Call to order and review of agenda. Meeting called to order at 7:16 PM. There were no changes to agenda.
2. Approval of minutes of June 5, 2013 Regular Meeting. Motion by Chairman Barker, supported by Graff to approve minutes of June 5, 2013 with amendments. All in favor, MSC. Minutes approved with the following amendments:
  - Page 2, #6, last sentence. Michigan law has changed, now allowing a township to require water hookups where available, but because the citizens had been told that it would not be mandatory, the township Water & Sewer Authority would prefer to stand behind their word if at all possible.
  - Page 2, #8, last sentence, the following will be added to the end of the sentence: Zoning books will be updated after the 433 Drain and W&CS Public meeting and after the 4.07 – 4.08 Districts are approved.
  - Page 2 #8, first sentence: Chapters 15 & 17 Site Plan and Land Use sequence needs to be looked at.

Approval of minutes of June 26 Public Meeting. Motion by Adamson, supported by Campbell to approve minutes of June 26th as written All in favor, MSC.

3. Public Comment & Correspondence none
4. Report from the Township Board of representative Graff said there was a special meeting about water & sewer. They will have options for covering administrative fees at next board meeting. Chairman Barker added that at the annual meeting the budget was accepted, raises were given, and everything was approved.
5. Report from the ZBA representative: There have not been ZBA meetings this month
6. Report from Water/Sewer representative: Adamson reported that Supervisor Overhiser will present options for adding an administrative fee to the water & sewer bills. The new connection goal has been met for this year. The goal for next year is 17 new hookups. Mandatory hookups for approximately 100 homes that have not yet connected to available sewer will be required by the end of the year. Meijer could hookup in 2015 and that will help. The City had agreed to smoke tests to identify infiltration

problems. The Water and Sewer Authority does not intend to support any plant improvements until the infiltration problems are fixed.

Graff stated that for years she keeps asking about mandatory hookups and keeps being told that the mandatory hookups are not going to add a lot of money toward the debt. Adamson said even if they all hook up it will not make a big difference. She asked how much money will come from the additional 100 mandatory hookups. Graff questioned why growth of 17 more homes is such a big deal, yet requiring 100 existing homes with available sewer to hookup will not make a big difference toward the debt. She asked what the income would be if 100 people hooked up to existing lines. Graff has been asking, but does not get an answer to her questions about the debt and how much money per hookup is paid toward the debt. Adamson said that if commissioners write down their questions, he will get the answers.

7. Old Business: Review all Zoning Districts to amend 4.07 & 4.08 Plan for Public Hearing on all Zoning Ordinance Amendments. Campbell asked if changes are all reflected in the public notice, and what commissioners have for review prior to the Public Hearing on July 24<sup>th</sup>. Chairman Barker will email Commissioners the italicized changes to the ordinances to be covered at the Public Hearing.
8. New Business: Future PC meetings Master Plan – Zoning Ordinances Maps Review ZO/ MP Document Review. Chairman Barker will email Ellingsen and Hudson asking them to review definitions to be sure they are correct. Definitions, along with Chapters 15 and 17, will be covered at a separate Public Hearing. Maps will be covered after definitions and Chapters 15 and 17 are done.
9. Public Comment: Bill Chambers, 7340 Lake Ridge Road, South Haven, stated that he was offended that Casco does not think forcing the 100 residence who have not hooked up to available sewer will make a big difference. When water and sewer was put in 12 years ago, he was told by Supervisor Maxwell that he is required to hookup within 18 months. He hooked up from the beginning and the 18 month mandatory hookup was not enforced.

Chambers questioned the General Fund Income Statement. A YTD Income of \$965,497 and budgeted income of \$803,237 resulting in \$162,260 more income than expected. When you flip back to expenses (page 6) the budget was \$117,546 over spent. Chambers questioned the large discrepancies. Chairman Barker said he would have Supervisor Overhiser call Chambers to explain.

Next Regular Meeting will be held on Monday, August 5, 2013, 7:00 PM  
Public Hearing on Zoning Ordinance Changes will be Wednesday, July 24<sup>th</sup>, 2013, 6:00 PM

Motion to adjourn by Adamson, 2<sup>nd</sup> by Campbell, all in favor. MSC. Meeting adjourned at 8:23 PM

Minutes by Janet Chambers, Recording Secretary