

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
January 6TH, 2010 7PM-9PM

Members Present: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Paul Macyauski, Dian Liepe and Fred Kick

Members Absent: NONE

Staff Present: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 7:02pm. There were no changes to the agenda.

2. Approval of minutes from 12/16/2009

Motion to approve the minutes from 12/16/2009 as amended was made by Dan and supported by Fred. Motion carried.

3. Report from Township Board and Parks Committee: NONE

4. Report from ZBA Representative: NONE

5. Report from Water and Sewer representative: NONE

There will be a joint meeting on January 11th between the water and sewer authority and the Board to discuss Bond refinancing.

6. Election of officers

Motion to elect Bruce as Chair was made by Dian and supported by John. Motion carried.

Motion to elect Dan as Vice Chair was made by Judy and supported by Fred. Motion carried.

Motion to elect Dian as secretary was made by Paul. Dian made a motion to elect John as Secretary. With 6 votes for Dian and 1 vote for John Dian is the new official secretary. Motion carried.

7. New Business – Special Use Application and Site Plan review for City of South Haven for SHARP project

Bruce officially opened the Public Hearing for the SHARP project at 7:13pm.

Dennis Fitzgibbon gave the statements on the SHARP project and that all the money has been turned over to the city therefore the city now owns the property and they want to proceed with the development of the project. As of right now they are looking to put in a small parking lot and a walking trail around the whole perimeter of the property.

Bob Burr is the new mayor of South Haven and stated that Brickman a company from Maryland has flown in from Maryland and took many pictures of the property and wants to do the park layout with baseball fields, soccer fields, etc. They also are willing to donate these drawing for free. The city of South Haven is hoping to have a full site plan review by springtime.

Judy stated at this point, if there is phasing going on at the proposed park then the site plan review process needs to be followed that way. Judy also asked if it was better to go

ahead with a temporary permit for the parking lot and trail until the full site plan can come before the Planning Commission.

Bruce was also in agreement of the temporary permit at this time since the Site Plan Review process is too complicated for the request right now. Once there is more development to be made then SPR can be done.

Paul also agreed with the temporary permit for the parking lot and trail until more plans can become available for the park.

There were concerns from the public.

Eleanor Jordan has concerns about the legal effects on Casco Township, law enforcement in the park, sanitary facilities, lights, governing bodies and if there will be added expense to tax payers. She is also concerned on how wide the trail would be, noise in the park, how far from property lines would the park be, the surfaces in the park and the size of the parking lot.

Cheryl Overholser lives on 103rd Ave and is concerned about safety and if there is a problem that is actually called, South Haven Area Emergency Services or Allegan County Sheriff? Are there animals allowed out on the park? How are property lines going to be protected?

Laura Barden stated that this is not the first park of this nature in Allegan County and we should use those other examples as a template on how to handle this proposed park.

John Kuhn owns the property north of the proposed park and is in full support of the park going in. He suggested that the State Police should be first responders for any emergencies as well as SHAES for medical.

Barb Houlberg sent an email which was formally added to the minutes. Please see attached.

The Planning Commissioners proceeded to go through Alfred's report and Preliminary Site Plan review. However, there is a lot of information missing for the site plan review so it was better advised to ask Alfred for the temporary permit and then once there is a better idea of how the park is to be laid out then a Site Plan Review can be done.

Bruce formally closed the public hearing at 8:54pm.

8. Old Business: 2010 PC Calendar, Special Joint Training Session on 2/6/10

Bruce handed out the 2010 Planning Commission calendar. There were no changes at this time. Bruce also handed out the agenda for the Special Joint Training meeting to be held on 2/6/10 from 9am to 12pm.

9. Public Comment: NONE

Motion to adjourn was made by Paul and supported by Dan. Motion carried. The meeting was adjourned at 8:56pm.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION

February 3rd, 2010 7PM-9PM

Members Present: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Dian Liepe and Fred Kick

Members Absent: Paul Macyauski

Staff Present: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 7:00pm. There were no changes to the agenda.

2. Approval of minutes of 1/6/10

Motion to approve the minutes from January 6th, 2010 with amendments was made by Dan and supported by Dian. Motion carried.

3. Report from Township Board and Parks Committee

At the regular meeting in January the Board met with the Water and Sewer authority. They approved the refinancing of the bonds and also they approved putting a notice in the paper to start the 45day process of billing for sewer hookups. Julie also gave an update that the Stephan property is close to being acquisitioned by the Township. The Board asked the Parks Committee is we should be going after grant money to obtain the Maple Grove parcel as well. The State Beach Park by Miami Park has a value of \$25,000 which includes 1100ft of beach frontage. The Board will be looking at getting money for this parcel. The Board also approved the ordinance establishing the Planning Commission. The Board also approved decreased fees for some Special Land Use requests. There were two requests earlier in the year and they will be receiving a refund. Small Special Land Use requests should be held at the Regular Meetings of the Planning Commission as not to accrue more meetings and expenses.

At the special meeting held in January the Parks committee bylaws were approved. A work plan from Pam Blough was also approved. Members to the Park and Recreation Committee were also appointed, in which Bruce Brandon is the chair. There were also three volunteers appointed to the committee. It was also established that the Parks and Recreation Committee will meet on the 2nd Tuesday of every month.

4. Report from the ZBA Representative: NONE

5. Report from Water and Sewer Authority: NONE

There is a joint meeting to be held on Thursday February 11th at 5pm.

6. Resolutions requiring Planning Commission action: Adoption of PC Rules of Procedure (Bylaws)

Bruce provided the handout of the Bylaws from our attorney Scholten Fant. The Planning Commission members read through and agreed that the following changes need to be made:

- A. Article II, Section 4: Delete
- B. Article II, Section 6: add *"PC shall officially adopt a Master Plan to guide the physical development..."*
- C. Article V, Section 4: Add *'Recording Secretary'*
- D. Article V, Section 4: Delete C and D
- E. Article VI, Section 1, D: change the word *reading* to *approval*. Also add public comment to the beginning of the meeting following the approval of minutes and leave public comment at the end of the meeting.
- F. Article VIII, Section 1: change *the last day of July* to the *1st day of June*
- G. Article VIII, Section 2: eliminate *the 1st day of March* and change the *Annual meeting to June of each year*.

Motion to accept the Casco Township Planning Commission Rules of Procedure/Bylaws as amended by Scholten Fant attorneys drafted on 4/7/2009 was made by Fred and supported by John. Motion carried.

- 7. New Business: Action Plan for Master Plan Update and Text Amendments needed**
- 8. Old Business: 2010 PC Calendar, Special Joint Training Session 2/6/10**

Bruce provided the agenda for the meeting to be held on February 6th, 2010 and it was reviewed.

9. Public Comment:

Carl Schwartz stated that he remembers seeing the large wind turbines on the West Coast and they just take you by surprise. Agrees that people need to be educated on the pros and cons and what wind machines would actually do, benefits, what they look like, etc. Carl also asked what the overlay zones are. Bruce answered that these are usually on the Lakeshore or particular areas that have certain rules and they go over different zoning districts. It creates additional rules in zones that may need a little more protection.

There was a letter submitted from Lois Schwartz which was read and officially added to the minutes.

Fred brought up the Singing Sands issue again. There was an incident recently and it started in this park. The minutes from the meeting that allowed this park to be built need to be looked at because they are not following their guidelines. Bruce said that he needs to appear before the Township Board and make a petition as well as talk to Allan Overhiser.

CASCO TOWNSHIP SPECIAL JOINT TRAINING MEETING

HOSTED BY THE PLANNING COMMISSION

February 6TH, 2010 9AM-12PM

Planning Commission members present:

Bruce Barker, John Stroud, Dian Liepe and Fred Kick

Planning Commission members absent:

Dan Fleming

Zoning Board of Appeals members absent:

Paul Macyauski (PC), Sam Craig, Dean Boot and David Hughes

Board members present:

Allan Overhiser, Julie Cowie and Eldon Ridley (ZBA), Judy Graff (PC and Parks)

Board members absent:

Lu Winfrey

Parks Committee members present:

Tom Storr

Park Committee members absent:

Samuel Fleming, Paula Erendson, Sandy Warren, Bruce Brandon and John Johnson

Audience members:

Ray McCormack, Mike Boeler, Blanche Wilkinson, Doris Aikers and Pam Blough

1. Welcome and agenda

The special joint training meeting was called to order at 9:20am. The agenda was reviewed and there were no changes. Bruce did make an announcement that the Master Plan update is due and this needs to start being finalized by August or September and input is needed from all Boards.

2. Parks and Recreation Update

A. Introduction of new Parks person and members

Pam Blough was introduced and she will be helping the Parks and Recreation Committee with developments, PR and mileages. She also listed off the names of the other Parks Committee members since they were not there.

B. Stefan Property Funding needed for development, grants received, next step

Julie reported that this has been a complicated process and we are still figuring out how to move forward, the attorneys, trust lawyers and MBRTF are all talking at this time. However, even though we don't own the property as of yet, this does not stop us from applying for development grants.

C. Maple Grove Property Update

Pam stated that we are still on the list waiting to hear if we can get this grant as well. Even if it comes back denied we still need to keep resubmitting it. Tom stated that people have been calling his house about the Stefan property as well as Maple Grove wondering about development and they want input on design and so forth. Julie stated that a public meeting can be held and then we can get the Township residents input as well as give an update on where we are heading with this. Allan suggested that a phased approach should be done and agrees that the public does need to be involved in this as well.

D. Township Hall – SHAES new building – Park Plan

Allan stated that the Township Hall will be back to the Board in June. There are office spaces needed, election space needs, Casco Band and seniors. SHAES will be paying the Township till June, however after that there are some financial concerns. The Park Plan by the Hall is now on hold at this time.

E. SHARP

Bruce stated that SHARP came before the Planning Commission with a park plan, however they did not have enough information at the time for the site plan review. They should be coming back in the spring time with either a full or phased site plan. Judy stated that there were concerns addressed that seem to follow the same concerns for all other parks in the neighborhood. This does not mean that people are against it, just that they have a sense of their concerns. Allan stated that Casco will be working with the city of South Haven to provide security.

3. Wind and Solar Energy – Green Incentives

A. Current Zoning

B. Future Outlook

C. What needs to be done (if anything?)

D. Township – individual’s differences

Allan stated that a company came in from Minnesota and looked at our wind ordinance and found 3 flaws. The first is the height. There should be a max height restriction of 400ft. The second is fall zones in which it is supposed to be 1.5 times the height of the tower; this is going to require a lot of property. The third problem is noise and that the put out of noise should be measured from the property line and not the unit itself. Casco Township has a land topography that would not support a large wind farm; therefore the turbines would have to be placed here and there. Bruce asked if the Planning Commission should proceed with intermediate and small home units, in which he has ordinances provided by Alfred for these. Julie stated that this would be a good issue to bring up at the Master Plan update meetings.

4. Miscellaneous Items

A. Lake Michigan & Black River Overlay Zones

Ray McCormack provided a handout on Shoreline Protection Overlay to the Planning Commission a few months back. Mike Boeler wanted to clarify that they are not anti-development; they just want to make sure developers have guidelines in place to protect the Bluff and Shoreline. They see that the Planning Commission already has hard decisions to make, therefore having a Shoreline Protection Overlay would help with this. Allan stated that if the Shoreline Protection overlay is going to help preserve the Bluff and natural water flows then this is a good idea. However he did advice to be careful about the setbacks placed on houses in these districts. Bruce sees it as giving guidelines rather than trying to defer development while preserving the bluff and natural features. Ray and Mike restated that this is just a suggestion which was based on Fruitland Township. Their main interest is preserving the Bluff.

B. Neighborhood Commercial

Bruce stated that another possible overlay zone could be neighborhood commercial, however do we allow a bank, gas station, restaurant, etc. We need to make the definition of neighborhood commercial and what is allowed. Also do we label current commercial as Neighborhood Commercial? Allan said that when rezoning was done in 2006, special land use was used as a way to deal with commercial and this would help keep commercial on a minimum scale. Judy stated that commercial should be kept in the water and sewer districts. Julie asked if 105th Ave would ever be extended to Blue Star Hwy, this way that 90-acre parcel could be used as some form of neighborhood commercial.

5. Township Infrastructure – Update

A. Roads

Allan gave the report that 2 mileages have been paid, 1 is to the Township and the other is to the County. Allegan County Road Commission has decreased money available due to gas tax and less employees. This could start to become a trend of losing services if this continues. There was a safety grant passed to construct a round-a-bout at North Shore Drive. There is also a grant to repave 109th Ave since it is a major road in the Township.

B. Water and Sewer

The water and sewer authority are looking at options to improve the finances. They are in the process of refinancing the bonds. We still need to get more people on the system and this will help with the financial situation.

C. SHAES

Discussed above.

D. Buildings

Discussed above.

6. Needs, Problems, Requests, Wants and Comments

Tom Storr asked if there was any more discussion on a bike path on Blue Star Hwy. Julie stated that this is something that the Parks and Recreation Committee will be exploring in the future. There are other communities that would like to connect bike paths, but this is something that will happen in the future. Allan also stated that this was put on the back burner for now because there were other things that needed immediate attention.

Tom Storr also asked if sand mining was prohibited in the Township. Allan stated no, this is just a special land use permit.

Motion to adjourn was made by Dian and supported by John. Motion carried. The meeting was adjourned at 11:49am.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION

MARCH 3RD, 2010 7PM-9PM

Members Present: Bruce Barker, Dan Fleming, John Stroud, Dian Liepe and Paul Macyauski

Members Absent: Fred Kick and Judy Graff

Staff Present: Kyla Bare and Allan Overhiser

1. Call to order and review of agenda

The meeting was called to order at 7:08pm. There were no changes to the agenda.

2. Approval of minutes of 2/3 and 2/10.

Motion to approve the minutes from 2/3/10 with changes was made by Dian and supported by John. Motion carried.

Motion to approve the minutes from 2/10/10 with changes was made by John and supported by Dian. Motion carried.

3. Public inquires and questions: NONE

4. Report from Township Board and Parks Committee

Allan Overhiser gave the report since Judy was absent. At the meeting the Board discussed the 1st Street beach access. They have decided to enhance the signage at this access. At the top of the stairs there will be a sign prohibiting camping and alcohol. At the bottom there will be a sign stating that this is private property. The Board also discussed having an office monitor the area during holiday weekends. Allan also reiterated the good job that Pam Blough is doing on the Parks Committee.

5. Report from ZBA: No meeting

6. Report from Water and Sewer

Allan also reported they are close to refinancing the Bonds. Also the water and sewer authority now has a CPA and will be getting some enhanced financial reporting.

7. Resolutions requiring Planning Commission Action: Adoption of PC Rules of Procedure (Bylaws) and Change log update

These were already adopted with the proposed changes on 2/3/10. There is one change however, and that is to update the change log to show what was changed.

8. New Business – Schedule for Master Plan Update & Proposal from Patrick Hudson of Michigan Township Services

Bruce provided a handout from Patrick Hudson that maps out the time line and budget proposed for the Master Plan update. Bruce is going to try and talk to Patrick about some of the items on the list and getting the time line and budget cut down. Most of the Master Plan is in place, it just needs to be cleaned up a little.

9. Old Business

Dan asked about the issue of putting an accessory building on a piece of property without having an existing home and instead of deterring this can we come up with a way to enforce what people would do with that accessory building? Bruce stated that it is easier to prevent it than to let it happen. Once someone is in, it can be harder to get them out. Allan also stated that prevention and enforcement does cost money and there are also liabilities. If something happens to the building then the Township could be liable for allowing a building to be built without codes that are correct.

10. Public Comment

Eleanor Jordan had some comments on the SHARP project. She is concerned about the 90 acres that are being taken out of commission and how does this affect a rural setting in the Township. She is concerned about the development that may follow if this park is to be put in.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION

APRIL 14TH, 2010 7-9PM

Members Present: Bruce Barker, Dan Fleming, John Stroud, Judy Graff, Paul Macyauski and Dian Liepe

Members Absent: Fred Kick

Staff Present: Kyla Bare and Alfred Ellingsen

1. Call to order and review of agenda

The meeting was called to order at 7:02pm. The agenda was reviewed and there were no changes.

2. Approval of minutes of 3/3/10

Motion to approve the minutes from March 3rd, 2010 was made by Dian and supported by John. Motion carried.

3. Public inquiries and questions: NONE

4. Special Land Use Application & Site Plan Review for William Hart to operate a farm market at 991 62nd St, South Haven, MI.

Bruce officially opened the public hearing for William Hart at 7:05pm.

Bruce read Alfred's report to the Planning Commissioners and the audience. Will Hart began by explaining that he wishes to develop his farm at 991 62nd St in order to have a small farm market as well as a commercial kitchen. He and Julie Cowie will be using local produce and using the commercial kitchen to produce items from these products to be sold back to the community. They will be tearing down the old house and putting up a small cellar with a screened in porch to improve the property. They are expecting low traffic at this time and are aware that the drive at this time only allows for 1 way traffic. They expect to operational by fall of 2010. The demolition permit has already been granted. Bruce then asked if the Planning Commissioners had any questions at this time. Dan asked what the cost was for Julie and Will to have to go through to obtain the special land use permit? Julie stated that it is not that much seeing that all the normal permits still have to be obtained that come with standard fees.

Bruce officially closed the public hearing at 7:44pm.

The Planning Commission then reviewed the General Standards in Section 15.03 of the Zoning Ordinance.

Section 15.03

1. 6 yes, 1 absent

2. 6 yes, 1 absent
3. 6 yes, 1 absent
4. 6 yes, 1 absent
5. 6 yes, 1 absent
6. 15.04P was reviewed:
 1. Yes
 2. Yes
 3. Yes
 4. Yes
 5. Yes
 6. Yes
 7. Yes
 8. This needs to be a ZBA request since the driveway needs to provide 2-way traffic.
 9. Yes
 10. Yes
 11. Yes
 12. Yes
 13. Yes
 14. Yes

Section 17.08 Conditions of Approval

- A. 15.03 #8 needs to go before the ZBA
- B. Yes
- C. Yes
- D. Yes
- E. Yes. Motion made by Dian and supported by Dan that all sections in 15.03 and 17 have been met pending the approval of the ZBA and the two way traffic on the driveway.
- F. Yes

5. Report from the Township Board and Park Representative

At the March Board meeting the Board approved the purchase of the State Beech Property at Miami Park. Now the Township is going through the proper procedure to acquire it. The Bonds for the Water and Sewer have been refinanced as of 4/1/2010. It was determined that in order to make the Bond payments there will be a need of 15 hookups between the two townships. There was a public hearing held to get feedback on the Stefan Property and it had all positive feedback. The Public Hearing also addressed Maple Grove and applying for the acquisition grant and that contained all positive feedback as well.

The Park Committee agreed that there should be a regional authority to help with the Townships of Geneva, Casco and Ganges and with the implementation of more parks.

6. Report from Zoning Board of Appeals: NONE

7. Report from Water/ Sewer: NONE **see bond issue in Township Report

8. Resolutions regarding Planning Commission Action: NONE

9. Old Business: Schedule for Master Plan update and Proposal from Patrick Hudson of Michigan Township Services

Allan Overhiser asked if we could delay working on the Master Plan since we are still in the 3 year period. We need to bring the cost down and need to know if we have an option to pay on this monthly. Possible starting date would be August of 2010 through August of 2011.

10. New Business

Dan brought up the question of putting up accessory buildings without a permanent dwelling on the property. Allan had stated that there are liabilities and Dan was wondering how the Township could be held accountable if they are unaware of the broken law and didn't know if someone was living in it?

Bruce stated that they are trying to avoid the event if the building becomes abandoned then the Township is stuck with the building.

Paul stated that there can be a couple of options. 1. A house with accessory building or, 2. SLU or SPR for commercial use.

Dan also feels that the request for Will Hart to come before the Planning Commission seems a little overboard for the small request that he is making and also feels that the 2-way driveway should be eliminated. Paul also agreed with Dan. He agrees that the driveway could have some alternatives such as a sign placed saying that this is 1-way traffic and yield to incoming traffic. Then if usage and traffic increases, then it would be time to increase the size of the driveway.

Alfred stated that the Manors application is in. Patrick Hudson is going to do the parallel plan and Alfred would like to get this all on the agenda for Wednesday May 12th at 6pm.

11. Public Comment

Eleanor Jordan is still concerned about the proposal for the SHARP project and that the rural characteristic of Casco would be lost if this park were to go in.

Judy also commented that she finds it funny that the South Haven School systems haven't expressed more need for more fields.

Paul stated that it is actually leagues outside of the school system that need the fields and space to play and use them.

Motion to adjourn was made by John and supported by Dan. Motion carried. The meeting was adjourned at 8:44pm.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION

MAY 5TH, 2010 7-9PM

Members Present: Bruce Barker, Judy Graff, Dan Fleming and Dian Liepe

Members Excused Absent: Paul Macyauski and John Stroud

Members Absent: Fred Kick

1. Call to order and review of agenda

The meeting was called to order at 7:08pm. The agenda was reviewed and there were no changes.

2. Approval of minutes from April 14th, 2010

Motion to approve the minutes from April 14th, 2010 as amended was made by Dian and supported by Dan. Motion carried.

3. Public inquiries and questions: NONE

4. Report from the Township Board Representative & Park Committee

Judy gave the report from the Board meeting held on April 19th. Marge Baker attended the meeting since she is running for circuit court judge. Judge Bill Baillargeon also attended the meeting to update the Board on his progress with the programs in the County that will be helping with area kids. Tom Jessup also gave the County report and that on the August ballot there will be two milages. One will be for the Aging Commission and the other will be for the County jail. Allan Overhiser gave the update on the Water and Sewer and that so far for the year we are on track with hook ups to the system. As of right now between Casco and South Haven Townships there are 3.6 hookups. Allan also stated that there is an infiltration problem in the sewer system at Mt. Pleasant subdivision. Letters will be sent out to address the problem as well as fines/penalties will be assessed if the problem is not fixed. Bob Black attended the meeting and asked for a street light to be installed by the North Shore School. The Township will pay for the installation; however the school board will pay for the electricity bill. The Township has submitted for two grants and the Township has agreed to contribute 25% or \$50,000 towards the Stefan property. Judy Graff and Allan Overhiser have been attending the Regional Recreation Concept meetings and are working on a legal document with the Board.

Judy also reported that at the Parks and Recreation meeting to be held in May, they will be developing policies and operating rules for the Stefan property.

5. Report from the ZBA representative: NONE

6. Report from the Water & Sewer Representative: NONE

7. Resolutions Regarding Planning Commission Action: NONE

8. Old Business: Schedule for Master Plan Update & Proposal from Patrick Hudson

The workshops for the Master Plan Update will start in September of 2010 and will continue for approximately for 1 year.

9. New Business

Dan Fleming has one comment and that he still believes that over regulation is still happening.

10. Public Comment

PG Walters who is a consultant for the Manors questioned why Alfred called Corey from Driesinga for plans that were drawn up in 2007 in which have no correlation to the PUD ordinance in effect at this time.

Bruce stated that there was reference to 2 different plans and the Planning Commissioners only have 1. The Planning Commission needs to have both so they can make appropriate comments on them.

Motion to adjourn was made by Judy and supported by Dian. Motion carried. The meeting was adjourned at 8:20pm.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION**

MAY 12TH, 2010 6PM-9PM

Members Present: Bruce Barker, Judy Graff, Dan Fleming and John Stroud

Members Excused Absent: Dian Liepe, Paul Macyauski and Fred Kick

Member's Non-Excused Absent: NONE

1. Call to order and review of agenda

The meeting was called to order at 6:03pm. There were no changes to the agenda.

2. Moran Resources, LLC – Application to construct a Planned Unit Development (PUD)

PG Walters stated that looking at the Master Plan it shows that this particular parcel is stated as medium density. The Zoning Ordinance shows the density can hold 36 lots according to the math. There is also an erosion problem on this piece of land and they would like to do something to fix this.

Patrick Hudson of Michigan Township Services referred to his memorandum (please see attachment) with his comments on the Narrative supplied by Moran Resources. In section 16.01 they are missing one element and that is #10. "To create a better living, working, shopping...". In 16.02 Eligibility, Section A, Patrick found it hard to find the setbacks that include the variance request that was previously granted. He could not calculate the 30% open space because of the lack of previous ZBA minutes to reflect the exact variance. In Section B, numbers 3 & 4 are not applicable. In numbers 1 & 2 there needs to be definition of what "preservation" is and what is going to be included in that 30% open space requirement.

Judy asked the Morans for a better explanation of the Site Plan, this will help with following the narrative.

Brian Moran stated that he wants to put in a site condo PUD for single family homes designed to be vacation homes. He wants to build quality homes with access to the lake as well as not blocking the lake view from 74th Street.

Judy then asked if the building enveloped were included in the open space – the answer from Moran LLC was yes.

Corey Bergsma stated that the meeting should focus on density so a correct site plan can be drawn. There are also some problems on the property, like gullies and erosion and they want to fix this.

Bruce asked what the preservation is and the natural features on the property and to keep in mind that one of the significant features is the waterfront.

Patrick asked if the pool can be considered in the Open Space calculations – Alfred answered no to the pool but yes to the beach front.

Dan asked then 16.02A would qualify B and by meeting the setback on the waterfront doesn't that meet the criteria of natural feature preservation?

3. Public Comment & Inquiries

Bruce opened the meeting for public comment.

- Shirley Grassflower is concerned about the grading proposed on this development and is there any way to raise the east side?
 - Corey answered that there is minimal grading down to the beach and no height added to the east (74th Street), if there was it would be about 8 inches.
- Terry Ryan wanted clarification on the open space and doesn't see how the area around the homes can be considered as open space.
 - Bruce stated that they can make a recommendation for a waiver for the area around the homes
 - Alfred stated as a site condominium anything out of the property line is open space
 - Judy asked about the comment about 15 feet between houses
 - Corey stated that this has been approved by SHAES for the fire code
- Klint Holberg is confused at looking at the Site Plan for the PUD. It looks like these homes are going to be lot to lot or are they closer?
- Ray McCormak looked at the 10 requirements in Section 16.01 and 3 include preservation of natural features. Why not pull back the development a little bit and preserve the Bluff.

Bruce closed Public Comment.

4. Chapter 16 Criteria and Standards

The site plan dated 2/17/2010 was shown and after reviewing Patrick's memorandum dated 4/26/2010 and Alfred Ellingsen's Review (please see attachments) there are only 25 lots out of the 26 proposed that qualify. Lot 18 does not qualify as well as there needs to be another caldusack driveway.

PG Walters stated that there is a letter from Bill Nelson from the Allegan County Road Commission that the Hammerhead driveway has been used on County Roads and would be fine in this development. He also has another letter from Tony Moreles from SHAES that the Hammerhead is also acceptable.

Alfred stated that the Hammerhead drive is compliant with the fire code but not with the Zoning Ordinance. There is a minor issue on lot 18 and possibly could ask for a waiver on this lot.

Judy made the statement that in the 4.07 Chart – Schedule of Regulations there is a statement of lining up the frontage on the lake with 5 houses in both direction and what were people's thoughts on this.

Patrick stated that the ZBA granted a variance of 100ft which negated the 5 houses in either direction.

Alfred also stated that the variance was granted before the change to 4.07.

The next Site Plan reviewed was dated 8/26/2009. (Please see Patrick Hudson's memorandum attachment dated 4/26/2010).

PG Walters made comments on Section 3.33 in the Zoning Ordinance and that there are zero incompatible uses on this property therefore the definition of buffers should not apply.

Alfred stated that this plan has been rejected before and did not show this plan to the Planning Commission because of the 100ft buffer. It might have been possible for the 100ft buffer to be a waiver.

PG Walters stated that he has already sketched a revised plan with 28 lots to deal with the issue of the 100ft buffer.

Bruce asked for the revised plan so the process can move on.

Judy is also concerned about the drainage on the property and where storm water would go.

Patrick stated that the parallel plan does not have to show drainage or storm water.

Judy stated that she would still like to see it in the event that the parallel plan could potentially be granted.

Corey stated that there will be piping from the roadways down to the beach. There will be a spot to the North and to the South parts of the property.

Bruce stated that there needs to be a redo on the calculation of open space and the parallel plan needs to be redone. The issue of the PUD request is tabled until the meeting on May 19th, 2010 at 6pm.

Brian Moran stated that he will have a parallel plan redrawn to show 24 lots.

5. Site Plan Review Requirements in Chapter 17: Scheduled for later meetings

6. Private Road Requirements Section 3.26: Schedules for later meetings

7. Resolutions requiring Planning Commission action: NONE

8. Public Comment

- Terry Ryan asked if there is a list of waivers that are being requested for the property
 - Bruce stated that he can make copies of it and asked PG that if there are any more waivers to be requested to please get them in as soon as possible and they will be placed on the agenda for the May 19th, 2010 meeting.
- Audrea Lapeyer asked about the difference of 24 or 28 houses on the property and if there are only going to be 24 now will this mean bigger lots, more open space, bigger pool, etc.”
- Don Sapanos owns the property on the north and is in favor of the project.
- Dan McCormak stated that the density seems to be the issue. Also in the language of the PUD it states preserving natural features and bulldozing down the Bluff does not do this, this would bring compromises to the beachfront. He is also concerned about the drainage on the South side of the property and if it would be coming onto neighbor’s property.
- Tamara Kick believes that this would be an asset to the neighborhood.

Motion to adjourn was made by Judy and supported by John. Motion carried. The meeting was adjourned at 9:06pm.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION**

MAY 19TH, 2010 6PM – 9PM

Members Present: Bruce Barker, Judy Graff, Dan Fleming, Dian Liepe, Tamara Kick and John Stroud

Members Excused Absent: Paul Macyauski

Members Non-Excused Absent: NONE

1. Call to order and review of agenda

The meeting was called to order at 6:01pm. The agenda was reviewed and there were no changes. Bruce stated that Fred Kick has resigned from the Planning Commission and Tamara Kick has taken his place.

2. Moran Resources LLC – Application to construct a Planned Unit Development (PUD)

This meeting is a continuation of the meeting held on May 12th, 2010 with the new parallel plan submitted to be reviewed. There is also a new memorandum from Patrick Hudson from Michigan Township Services dated 5/17/2010 (please see attachment).

3. Public Comment

Bruce opened the floor for public comment.

Judy wanted to state for the record that at the last meeting there was reference to using the Master Plan and the future land use maps. However at site plan reviews the Zoning Ordinance and Zoning maps are the only items used, not the Master Plan and the future land use maps.

- Terry Ryan asked if the waivers that are listed on the agenda would be voted on individually or at the same time.
 - Bruce said that all the waivers will be looked at as a group and then they will probably spiral off each other. Possible be able to vote on them as a whole body.
- Pat McKernan feels that this development is taking away from the natural beauty of Casco Township and making it unappealing to those people who would want to come here.

4. Chapter 16.01 & 16.02 Determination of Eligibility

PG Walters started by asking the following questions in hopes that they will be defined in the meeting:

- What does preservation mean?
- What are natural features?
- What is/is not open space?
- What does 100x100 mean for open space? Does that mean contiguous?

PG also believes that the standards are prohibiting the developers from moving forward.

Patrick went over is memorandum dated 5/17/2010 (please see attachment). He did state that preservation still needs to be defined. Also the variance that was previously granted does need to be used at this time.

Bruce asked for public comment on sections 16.01 and 16.02 only.

- Terry Ryan stated that in reading the ordinance of 16.02B2 is says featuress, not a feature.
- Frank Cunningham asked how in the new plan submitted did we go from 33% to 53% in one week.
 - Bruce stated that this is a new site plan with 4 less houses.
- Randy Kraker does the new parallel plan show building envelopes, not lot lines? He was also curious on how the open space calculation jumped from 33% to 53% as well. He asked that in 16.01A5 steep slopes and dunes are states natural features. Section 16.01B states to that the property owner is not entitled to a PUD and the Planning Commission should keep that in consideration. He also stated that the modifications should be considered such as grading of the land and how this would be a benefit to the community.

Bruce asked for Planning Commission comments at this time.

Judy asked Corey to explain the benefit that this development would bring the Township.

Corey answered with:

- a. New hookups to the water and sewer system
- b. More tax base
- c. Different type of development (unique) with a view of the lake

Bruce asked how long the property has been in the natural state that it is in?

Peggy Spencer commented that it has been like it is for 45 years, but the land seems to be stable since it is on clay.

Dan commented on this that if the land were left in its natural state then it would not preserve itself.

Klint Holberg agreed with Peggy Spencer that the land is stable because of the clay base.

Bruce closed public comment at this time.

The Planning Commission then held discussion on Sections 16.01 and 16.02.

Bruce stated that to preserve is to protect from harm, damage or to protect from spoiling. He believes that the Bluff is being preserved by the proposed changes by the Morans. There are some hardwood trees on the property that can be preserved and also believes that there are large areas on the beach/bluff that can remain untouched unless it needs improvement. He believes that this would be an improvement to the property after the property has sat idle for 45 years.

Dan stated that he believes protect is already established and in place in Section 16.01A5 and by saying the word preserve it means to emphasize protect.

John stated that Mother Nature has her way of altering the land and believes that preserve means no large changes to the land.

Tamara stated that by doing the seawall this would be a way of protecting/preserving the Bluff. Over the years of growing up in South Haven she has seen many houses fall victim to Lake Michigan because of the Bluff eroding away.

Judy stated that 16.02A & B work together but they are not the same thing. She believes that preservation means that you leave something as is and untouched. Open space is supposed to be 30% and is there certain acreage on the property that is set-aside for this? Is it contiguous?

Dan asked what we use to determine the natural state in the definition of open space.

Judy stated that it should mean what there is now.

Judy made the comment that there is vegetation on the Bluff that is stopping the problem of erosion and if this is taken away it could cause more damage.

Bruce stated that there are other things that cause erosion, such as water drainage. The object is to preserve the beach and the sand and it will be gone in a matter of time. But if measures are taken now then we can preserve it for a little longer.

Dan also stated that different areas of the Bluff would act differently to being exposed to different elements.

Bruce asked Corey and PG again what the benefit to the Township this development would be.

PG restated Corey's earlier comments about water/sewer hookups, tax base and unique development. He also stated that this will put density where services are available and it will add to the school systems, SHAES, etc. Corey also stated that this development would come with a housing association, therefore demanding better land protection guidelines.

Tamara asked about the easements that are on the property and who exactly are they for? Bruce asked if these easements are open to the public for access to Lake Michigan. PG answered no, they are private only.

Planning Commissioners then went through Section 16.01 Eligibility.

A1. Corey stated that this is a unique development with one single road access. It has flexible design and direct access to the Lakefront. It is also compatible to the developments happening just down the street to the south.

A2. Corey stated that there is greater protection with the seawall and the homeowners association.

A3. Planning Commissioners agreed that this had no problems.

A4. There was question on the open space for the residents and the easements on the property.

A5. Planning Commissioners agreed this is the best way to protect the Bluff.

A6. Planning Commissioners agreed that this had no problems.

A7. Planning Commissioners agreed that this had no problems. There was one question about ever connecting to the North and South properties by way of trails, bike paths, walking paths, etc.

A8. It was stated that pool is for residents only; there is nothing for the general public.

A9. Planning Commissioners agreed that this had no problems.

A10. This is not a mixed use, so it is not applicable.

Motion to accept the applicant of Moran Resources, LLC for 16.01 Description and Intent for their intent to file a Planned Unit Development was made by Dan and supported by John. Motion carried with a 5 yes to 1 no vote.

Judy stated that she can see the added taxpayers, water and sewer hookups, view of the lake and the added seawall, but does not see the benefit to the Township.

Bruce stated that he sees the benefit with the ability to build closer to the lake, the homeowners association as a form of protection and the protection of open space.

Planning Commissioners went through section 16.02.

- A. Open Space – ok
- B. Demonstrative Benefit – ok
 - 1. Beach, bluff, trees, views and topography
 - 2. Preservation of open space
 - 3. Not applicable
 - 4. Not applicable
- C. Unified Agreement – ok
- D. Previous variances are now null and void – ok
- E. Public Services – ok

Motion to accept the applicant of Moran Resources, LLC as eligible under section 16.02 was made by Dan and supported by Tamara. The motion carried with a vote of 6 yes and 0 no.

Judy asked what definition of “preserve” are we using?

Bruce believes we all have own definitions of preserve that were defined previously in the meeting.

Planning Commission members discussed section 16.08 – Development Standards

Corey stated that they have brought a new parallel plan with 24 lots, which is 100ft from the high water mark; 100ft from the Road Right of Way and the 12,000sqft lots have been met.

16.08A1c states that the road right of way can be used.

Bruce asked for public comment of section 16.08 only.

Corey stated that there is a new parallel plan which now has 24units, 100ft road set back (buffer), 100ft high watermark setback and the 12,000sqft lots have been met.

Terry Ryan made the comment that he believes this new plan will save the bluff.

Randy Kracker was questioning the lot with the smallest lot size and can a home be built at 744 sqft? PG Walters answered this with this is just the footprint.

Peggy Spencer asked if the parallel plan allows for calculations with easements. PG and Bruce both answered yes.

Bruce closed public comment at 8:23pm.

Judy asked about storm drainage and will this impact the density? Bruce answered that if the planner has looked at it then decisions can be made off of that.

Motion to accept the parallel plan as presented with base density at 24 units was made by John and supported by Dan. Motion carried with a vote of 6 yes, 0 no and 1 absent.

5. Section 16.08 Development Standards – “Parallel Plan”

This item was tabled by Bruce for the time being so the Planning Commission could look at the waivers that are being requested.

6. Waivers, Modifications or Diminutions of Regulatory Requirements

- a. Dimensional Requirements for lot area allowing for units smaller than the underlying zoning permits**
- b. Relief from setback requirements for Lake Michigan**
- c. Relief from 74th St buffer requirements**
- d. Modification to areas of the site with slopes greater than 15%**

Patrick stated that the building envelopes are right up to the road right of way and this should be checked on with SHAES.

Corey stated that there is a minimum of 20ft build able up to the tarmacs and this is stated in the diagrams.

Bruce stated he needs clarification on the easements and would like our lawyer to look at it.

Judy would like to look at the view of the easements on the North and South end of the property.

Patrick stated he is concerned about the slopes greater than 15% and concerned that on the South side of the property this could affect the neighboring property.

Bruce stated that there needs to be a better definition of the 100ft set back from the water (especially stated in the contour lines on the diagram).

There also needs to be clarification on 4.07 with the 5 houses on either side to do the estimation of the 100ft buffer line from the water.

Bruce stated that a lot of the waivers are accomplished in the new site plan, that's why clarification is needed.

Terry Ryan stated that the plan seems to still have high density and is concerned about the proposed seawall.

Don McCormack wanted to address the issue of drainage. He brought in some drawings and if the houses we slid back from the lake by another 50ft then this would give more protection to the bluff and allow for better drainage. He would rather see this development closer to 74th St rather than as close to the bluff as possible.

7. Resolutions requiring Planning Commission Action: TBD

8. Public Comment: NONE

At this time Bruce decided to schedule another meeting for June 16th at 6pm to focus on waivers being requested and to look at Section 16.08 Development Standards.

Motion to adjourn was made by John and supported by Tamara. Motion carried. The meeting was adjourned at 9:15pm

**CASCO TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 9TH, 2010 7PM-9PM**

Members Present: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Tamara Kick, Dian Liepe and Paul Macyauski

Members Absent: NONE

Staff Present: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 7:01pm. There were no changes to the agenda.

2. Approval of Minutes from May 5th, 12th and 19th, 2010

Motion to approve the minutes from May 5th, 2010 as amended was made by Judy and supported by Dian. Motion carried

Motion to approve the minutes from May 12th, 2010 as amended was made by John and supported by Dan. Motion carried.

Motion to approve the minutes from May 19th, 2010 as amended was made by Dan and supported by John. Motion carried.

3. Public Comments: NONE

4. Report from the Township Board Representative

Judy gave the report from the May 17th Board meeting. There was an election held on May 4th and only 19 voters came.

Allan reviewed the 1st street access. Joe Dubas will be the new attendant at 1st street. There will also be new signs put up enforcing laws to the beach. There will also be some new signs put up on North Shore Drive for no parking.

Mandatory hookups to the sewer system will be taking place soon. Letters will be sent out. Also there are delinquencies on payments for the water and sewer therefore the arrears will be added to the winter tax bills.

There is a delay on the opening of the new fire station due to a code violation of the new well.

The Board also appointed Joe Dubas as the cemetery sexton.

On June 21st there will be a meeting to talk about the renovation of the Hall.

Allan stated that there are fees/expenses/and legal fees that totaled about \$125,000 that were unexpected.

Fred Kick has resigned from the Planning Commission and Tamara Kick took his place.

**CASCO TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 9TH, 2010 7PM-9PM**

The Parks and Recreation Committee requested that \$7,500 would be needed to start the drawings for the Planning Commission and to get things going. Bruce Barker asked if this money would be coming out of the Parks millage, Judy answered yes.

On June 1st the Board approved McIntosh Orchards and Winery LLC for a distillery license. Also the Board approved the 1st street signs and a new insurance carrier for the Township. The Board also discussed SHARA and if the Township will be getting involved or not.

August 1st there will be an ice cream social for Casco Township.

5. Report from the ZBA Representative

Paul was not at the meeting on May 13th, 2010 therefore Kyla gave the report. Sam Craig was made the temporary chair until Paul is able to return. The ZBA also welcomed Lou Adamson as a new member.

Will Hart asked for a variance from relief of having 2 driveways for a farm market on their property. The variance was granted due the fact that this will be on rural road and there are trees and ravines in the way of putting in a second drive.

Tom Johnson asked for a variance request on the setbacks on the South end of his property to add stairs to connect two decks on his property. Under the stairs he will be using that space as storage and to also use as the pool ventilation storage. The variance was granted because there are already structures on the parcel that extend to the lot line, neighboring parcels experience the same things and it would not increase the non-conformity of the parcel.

6. Report of Water/Sewer Representative: NONE

7. Resolutions requiring Planning Commission Action: NONE

8. Old Business: NONE

9. New Business – Letters from concerned citizens about Tamara Kick and conflict of interest when voting on the Manors development

Bruce read out loud letters from Frank Cunningham and Klindt Houlberg. The Planning Commission discussed conflict of interest, Article 10 in the Planning Commission Bylaws. Tamara responded that she has no personal interest, contract or financial gain from the Moran's. She has sat on many boards and always votes in the best interest in the community, not for her.

Bruce stated that Boards are made up of diverse citizens from all walks of the Township and different opinions. He does not believe the letters submitted validity at this time and there is no conflict of interest.

Judy believes that this was merely a timing issue that Tamara came to the Planning Commission in a vulnerable time. She has been involved with public comment in the past, but now she is

**CASCO TOWNSHIP PLANNING COMMISSION REGULAR MEETING
JUNE 9TH, 2010 7PM-9PM**

representing the Zoning Ordinance. Judy also believes that Bruce should answer these two letters personally and to let know what decision the Planning Commission has come to.

10. Public Comment: NONE

Motion to adjourn was made by John and supported by Dian. Motion carried. The meeting was adjourned at 8:19pm.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION
JUNE 16TH, 2010 6PM-9PM**

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Dian Liepe, Tamara Kick and Paul Macyauski

MEMBERS ABSENT: NONE

STAFF PRESENT: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 6:02pm and there were no changes to the agenda.

2. Moran Resources, LLC – Application to construct a Planned Unit Development (PUD)

PG Walters and Corey Bergsma are representing the Moran's at this meeting.

3. Public Comment & Inquiries

Judy asked what has changed on the site plan since the last meeting.

Corey answered that the road width dimensions are on there as well as the darker line on the 100ft setbacks.

4. Section 16.08 Development Standards

5. Waivers, Modifications or Diminutions of Regulatory Requirements

- a. Dimensional requirements for lot area allowing for units smaller than the underlying zoning permits. Waiver for lot width, area, setbacks and percent lot coverage.**

It was stated that the lots are going to be somewhere in the vicinity of 3402-6628sq ft buildable area. There will also be 20ft minimum between each unit and to the edge of the road. There is an additional 25ft from 74th St and they have kept all units from deeded easements.

Bruce is concerned about the overlap of the cauldusack on the easement to the North. PG answered that their attorney says there are commonalities for the easements overlapping and there doesn't seem to be a problem. Ron Boltje, the Township attorney, was also in the audience and asked to see more information on these easements and to please send all the information over as soon as possible.

Patrick Hudson referred to his memorandum that was dated 5-27-10 (please see attachment) and said that he does not see a problem with the 20ft in between units as long as it has been inspected by the fire chief and he says it is ok.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION
JUNE 16TH, 2010 6PM-9PM**

Judy then asked Moran Resources LLC what exactly is the benefit to the Township by granting these waivers and what natural feature is actually being preserved.

Bruce asked for public comment on the first requested waiver.

Dan McCormack asked what the setback is to the South lot line. Corey answered with 15ft from the lot line which is why they are requesting the waiver. Ron made the recommended that front/side/rear lot line should not be determined by the position on the lake, they should be determined on a lot by lot basis.

Klindt Houlberg wanted to know if there was going to be garages put in with each house and if there was a 25ft setback required for garages? Corey answered that there will be no garages put in.

David Campbell believes that protecting a natural feature is the land and seeing what is outside. By putting high density in does not protect a natural feature.

Terry Ryan asked if everything being requested in section A is going as one lump sum and it seems like there is a lot being requested. He also questioned what the benefit to the Township is.

Randy Kraker stated that the Planning Commission needs to remember that the requestor is not entitled to a PUD. The Planning Commission needs to look carefully at this and determine if they can use a PUD or the underlying zoning. This plan shows the Bluff on Lake Michigan being destroyed.

Peggy Spencer has a problem with the cauldusack because it falls on her easement. This easement is an exclusive easement that only 3 properties have access too. Bruce asked Peggy to bring that information in.

Bill Parlberg wanted clarification on how many waivers are being asked for. Bruce responded with 4 sets of waivers, a-d. Section A has 5 requests inside of it.

Judy stated that on the parallel plan the property can accommodate 24 lots maximum. If we look at the parallel plan and how it is proposed this does not mean that all 24 lots have to be approved.

Bruce stated that it is also dependant on what our Planner has to say and acknowledge what the land can hold. The Township Board will have the final decision on the PUD based on the recommendation of the Planning Commission.

David Campbell also asked the Planning Commission to take into account the infrastructure on 74th St. There is a lot of pedestrian traffic and this includes more than just the people living on that street.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION**

JUNE 16TH, 2010 6PM-9PM

b. Relief from 74th St Buffer requirements. Waiver on section 3.33E, external road-front 100ft buffer

PG started by asking why there is a 100ft buffer even in this section. Patrick also agreed that he did not understand why it is in there.

Terry Ryan stated that the PUD section is written as is, just because there is a requirement why are people arguing it.

Bruce stated that the 100ft buffer is actually under the underlying zoning district with the PUD which means that it is a zoning requirement and needs to be looked at.

Judy stated that in section 3.33 the greenbelts and buffers are in place to protect rural character and natural features. Rural character is the heart of the Master Plan.

Bruce also stated that buffers are in place to provide visual defects from incompatible uses and it does allow homes closer to the road which sets them farther off the lake.

Randy also stated that there is a rational difference between greenbelts and buffers.

c. Relief from setback requirements for Lake Michigan, re-iteration of the variance from the high water mark as a waiver.

PG stated that in 2007 there was a variance granted for a 100ft setback from the Lake. He believes that it is unlawful to take away a previously granted variance even though the ordinance states that it is null and void upon approval.

Ron made the comment that we need to know what space is being preserved when expanding the property both ways from the Lake to the road. The Planning Commission has every right to use discretion.

Patrick stated that in section 20.07G the variance is from a section in an ordinance from the underlying zoning. He believes that views of other homes would be hindered with houses being closer to the Lake on the north side of the property. The Morans should maybe keep in mind the neighbors to the north and the south and how this could potentially affect them.

Bruce asked for public comment.

Dan McCormack stated that the lot next to the Moran property is 350ft setback. Having houses closer to the Lake does not fit with the rest of the properties. He also commented on the variance to say that the variance is in place to protect what the property owner already has.

Bruce stated at this time that surveys of the neighboring properties needs to be done to see how close they are to the Lake.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION
JUNE 16TH, 2010 6PM-9PM**

Marti Newman lives within 5 houses on either side of the Moran property and all of these houses are setback 250ft. She would be open to letting the Planning Commission come and measure this to make sure. She also asked if the retaining wall would be included in the variance and if it is going to be put in place to help hold they weight proposed to be built on the land. Corey stated that the retaining wall is not a part of the variance. Bruce also stated that the retaining wall has not officially been discussed at this time.

Bill Praulberg asked about the retaining wall and how big it is actually going to be. He brought up a concern about washout like what happened down in St. Pete's and the expense of the taxpayers to refurbish the beach. Corey answered that they do not know the exact height of the wall yet and that it is still in the design process.

PG stated that for those people who have the 250ft setback in place chose to do that and they were not forced. Those reasons should not apply to this development.

Alfred stated that the DNR does not control the north part of the development. He also asked what the building envelope would have been under the old ordinance.

Dan McCormack stated that at the time of their development they tried to build closer to the Lake however it was restricted at the time.

d. Reasonable modification to areas of the site with slopes greater than 15% as a waiver.

PG stated that the proposal of modifications to the land is very minimal and that it would not provided much impact at this time.

Patrick referenced his memorandum (please see attachment) and stated that putting a pool in would possibly stabilize the erosion. The two main areas on the land that are eroding need to be taken care of anyways and quickly.

Bruce asked for public comment.

Ron stated that in section 17.07M it states that there is no relief granted on steep slopes. 16.01A1, 5 also states protection of the Bluff and steep slopes. 16.01B also states not to circumvent the ordinance. The ordinance indicates protecting natural features (steep slopes) and he does not see this as a valid request.

Dave Campbell stated that he has not heard anything compelling in these arguments to justify the waivers requested.

PG stated that ordinance says what it does and this is not a perfect world.

Marti Newman agrees with Dave Campbell and by PG making the statement of not a perfect world does not justify the argument.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION
JUNE 16TH, 2010 6PM-9PM**

Al Dickerson has been living on the Lake for the past 70 years and does not walk to see another Boardwalk go in. There is no such thing as a perfect Bluff and we need to maintain what we have even if it is in imperfection.

Patrick McKiernan stated that this proposed development is not even close to preservation. There needs to be prevention on the seawall and also carving out the Bluff.

Terry Ryan stated that if the Bluff starts to get carved into then it will take away most of the trees and there will be no preservation of anything.

Kim Sunbrink is very concerned for the property owners on either side. If there are heavy rains the Bluff will change and also what would happen to the neighbors is the Bluff is altered. Preservation of the Bluff is #1 and this development does not fit with the area.

Brian Debest asked what we are really trying to preserve...the natural shore line, the dunes, and the water. There is a need for the seawall to prevent clay from running down into the Lake. The wall should be in place to preserve the dune and be put at the bank with a drainage system in place to help keep the dune in place.

Patrick McKiernan stated that there is always going to be something that washes into the lake, especially clay, how can we prevent everything.

Terry Ryan made the comment that it sounds like they are trying to remove the Bluff to preserve the Bluff. He disagrees with the comments made by Brian Debest and changing the Bluff is going to drastically change the look.

Rich Dutkowski agrees with Terry Ryan and also stated that with heavy rains and water flow and if the development is not done right, the washout caused could leave Casco with another Grand Canyon. He is also concerned about the material that would be removed where it is proposed to go.

Dan McCormack made the comment that when you take away the Bluff and put in a massive slope it opens the door for massive water runoff. It will destabilize the Bluff on either side of the development. There are other ways to develop this land.

Bill Praulberg advised the Planning Commission to think this through carefully and thoroughly. It is their responsibility to protect the Lake.

Randy Kraker stated that it is indisputable that it is the Townships responsibility to protect the Bluff. He suggested that the developer comes back with a plan that preserves the bluff.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION**

JUNE 16TH, 2010 6PM-9PM

Bruce stated that this point that he would like to give Alfred some time to come up with the measurements of the other houses setbacks from the Lake around this development.

PG also stated that he would like a continuance maybe for 60-90 days so everyone can reflect on what was said on all comments made and the Morans can decide where they would like to go from here.

Bruce stated the continuance can be done and we can schedule a meeting for August 18th at 6pm and this will continue the public hearing.

- 6. Storm water & Earth Change relative to 15% slope modification: For a later date**
- 7. Resolution regarding Planning Commission action: NONE**
- 8. Public Comment: NONE**

Motion to adjourn was made by John and supported by Paul. Motion carried. The meeting was adjourned at 9:17pm.

**REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
JULY 14TH, 2010 7PM-9PM**

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Dian Liepe and Tamara Kick

MEMBERS ABSENT: Paul Macyauski

STAFF PRESENT: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 7:00pm. Bruce reviewed the agenda and after discussion it was decided that there should be a section added on the agenda for correspondence received. This will be added as agenda item number 3 to make sure that letters received from the public are officially added to a section in the minutes.

2. Approval of minutes of June 9th, 2010 and June 16th, 2010

Motion to approve the minutes from June 9th as amended was made by Dian and supported by John. Motion carried.

Motion to approve the minutes from June 16th, 2010 as amended was made by John and supported by Dan. Motion carried.

3. Correspondence

Julia Ryan sent a letter that was dated for July 13th, 2010. This letter will be read at the August 18th meeting since it addresses the Moran project about the issue of the development proposed and the landscape change.

4. Public Inquiries and Questions: NONE

5. Report the from Township Board Representative

Judy reported that at the June 21st Board meeting it was announced that Kyla Bare will be working at the Township Hall starting July 1st as a part time deputy clerk. The Parks and Recreation millage is up and will be placed on the November ballot. The renovation of the Township hall was discussed and will be put on hold at this time. July 31st will be a hazardess waste day at the transfer station. August 1st there will be an ice cream social from 2pm to 4:30pm at the Township Hall. With the issue of SHARA, Allan Overhiser called them to say that Casco Township would not be able to participate at this time due to the fact there is just too much going on in the township at this time.

On June 28th the annual Township meeting was held in which all committees gave their reports. The budget was reviewed and approved. The airport authority contacted Casco Township to let us know that we do not need to give the money for the airport like we do every year. The Stefan property was discussed and there is an estimate of \$125,000 in legal fees/expenses that will be put into the general fund reserve. These fees were unexpected when the Township started

**REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
JULY 14TH, 2010 7PM-9PM**

acquiring the property. Bruce asked if the Parks and Recreation millage or if a grant would be able to cover this expense. Judy answered that the Board is not sure where the money is coming from and they cannot take legal fees out of grant money. Dan suggested that the Township sell the Maple Grove property and use that money to pay off the legal fees on Stefan and this would also bring some tax base back to the Township.

- 6. Report from the ZBA Representative: NO MEETING**
- 7. Report from the Water and Sewer Representative: NONE**
- 8. Resolutions requiring Planning Commission Action: NONE**
- 9. Old Business: NONE**
- 10. New Business – Master Plan Agenda**

Bruce suggested that the Master Plan needs to be updated and this should start around late September or early October.

Dan also wanted to bring up the fact that there is a new law being passed for cottage kitchens and that this would allow people to cook in their homes and they would be able to take these products to sell at markets or sell as road stands. There are a couple of concerns about food safety and Dan also wanted to know if there was anything in the ordinance that would conflict with this new law. Bruce suggested that we look at this at the time of the Master Plan update.

Motion to adjourn was made by John and supported by Dian. Motion carried. The meeting was adjourned at 8:39pm

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
August 4, 2010 7PM-9PM

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Dian Liepe and Paul Macyauski

MEMBERS ABSENT: Tamara Kick

STAFF PRESENT: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 7:01pm. The agenda was reviewed and there were no changes.

2. Approval of minutes from 7/14/10

Motion to approve the minutes from 7/14/10 as amended was made by Dan and supported by Dian. Motion carried.

3. Correspondence: NONE

4. Public Inquiries and Questions: NONE

5. Report from the Township Board and Parks Committee

Judy reported that at the July 19th Board meeting it was reported that there were no changes on the issue of the Stefan property. The Board has entertained some bids from a couple of architects to help with expansion or renovation on the Township Hall. In the issue of the Mt. Pleasant law suit, Laurie Honor has said she is willing to negotiate with the Township. Miami Park subdivision has interest in hooking up to the waste water system possibly in September. South Haven habitat is looking for land; Allan Overhiser is looking at the parcels owned by the Township to see if we can come to some agreement with South Haven habitat.

Judy reported that the parks committee took a tour of all the Parks in the Township in July. The committee will be developing a brochure to help with the renewal of the Park millage. There is a committee being formed to produce signs and other material. South Haven Area Recreational Association (SHARA) is slated for a later meeting to be discussed and answer questions. The Parks and Recreation Committee need to set up some park rules for the Stefan property, but they need to make sure that it is different from the 1st Beach Access.

6. Report from the ZBA Representative

There is a meeting scheduled for Thursday August 5th, 2010 with one request. Alfred Ellingsen has also asked the ZBA to look into the issue of chickens and if they can be kept as a pet in districts outside of the Agricultural Zoning. If they are permitted, then how many chickens could people potentially have?

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
August 4, 2010 7PM-9PM

- 7. Report from Water and Sewer: NONE**
- 8. Resolutions requiring Planning Commission Action: NONE**
- 9. Old Business: NONE**
- 10. New Business**

Bruce provided an attachment from Patrick Hudson for the potential schedule of the Master Plan workshops. Bruce would like to invite Patrick to the regular meeting on September 8th, 2010 to start discussions and move forward. Judy stated that there needs to be communication to the Township Residents on what is happening with the Master Plan; time frames provided and ask for their involvement. Judy also stated that the Planning Commission should also sit down with the Township Board to find out exactly what they are looking for in the Master Plan update.

- 11. Public Comment: NONE**

Motion to adjourn was made by John and supported by Paul. Motion carried. The meeting was adjourned at 8:12pm.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION
AUGUST 18TH, 2010 6PM-9PM**

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Dian Liepe and Paul Macyauski

MEMBERS ABSENT: Tamara Kick

STAFF PRESENT: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 6:07pm. There were no changes to the agenda.

2. Moran Resources, LLC – Application to construct a Planned Unit Development

Kasey Moran was at the meeting representing Brian Moran. He explained that they would like to construct this PUD plan on 74th street. They wish to put in a nice development in a residential plan. They want to provide ease of swimming with the pool as well as having access to the Lake.

Tony Perry was also with the Moran group, he is the architect working on their project. He stated that he has been working with the Moran's from the beginning and understands the sensitivity of the project. When he works he looks for the sensitivity of the land, uses green building and makes friendly neighborhoods. Tony provided a three dimensional model of the land topography. He stated that the gradual grating of the land as well as the proposed seawall will help to stabilize the bluff. The seawall will be mostly underground with possibly two to three feet above ground. The Moran's would out in vegetation to hide the seawall above ground to make it look like a more natural setting.

Bruce asked how far the seawall is off the ordinary high water mark. PG Walter answered with 80-90feet.

PG Walter stated that he does not believe that it is fair practice to use the five houses in either direction to decide how close the PUD can be to the water. Those people who have houses already in place chose to place their houses as far back as they have, they were not forced to do this.

Marti Newman asked if this was involved in the previous variance requests and does this mean that there would be new waivers being requested.

Bruce answered that this meeting was a continuation of the previous public hearings and this specific meeting was called to get new ideas for an adequate plan.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION**

AUGUST 18TH, 2010 6PM-9PM

Andrea LaPear stated that there were two gouges in the land that were caused by nature.

Tony Perry stated that stated that the three dimensional plan is the same as the plans that have already been seen.

Bruce let the public come up and look at the three dimensional plan as well as the maps for the site plans submitted.

After the public looked at the three dimensional model Tony stated that this project will be totally professional with everyone, especially the public. Kasey stated that this is going to be a beautiful project, especially with views of the lake.

Ron Bultje stated that he was surprised that we are still looking at the same plans when we adjourned in June. He does not doubt the intentions of the proposed plan, but there is nothing new at this time. It is still the same plan, same idea, same concerns and same questions being asked. He had high hopes that after two months that there would be new plans and new documentation brought in.

Patrick Hudson had no additional information to provide at this time.

Klindt Houlberg stated that was confused about the seawall and how it is being said it will be three feet when before it was stated to be 8ft, 10ft, or even 20ft.

Tony Perry said that in the site plan review it can be stated the exact height of the seawall.

Randy Kracker stated that Casco spent significant time developing the ordinance and therefore people should be able to follow it and comply.

Mark Swizikee was under the impression that the proposed plan was no good.

Bruce commented that the applicant asked for a continuation, but the Planning Commission cannot deliberate because there is no new information presented.

Ray McCormack stated that there are major areas of devastation caused by man. Also, what is the benefit to the community? The Moran's keep saying the view of the Lake, however the houses will be staggered, and therefore the view of the Lake will only be to those houses and not the rest of community.

Bill Praulberg stated that the only people who would really be able to see the Lake and have a good view of the water would be those people who are in the development.

Marti Newman asked how the size of the seawall will affect the neighbors since the sizes seem to change. She then asked if Tony Perry has built houses on Lake Michigan and if there were seawalls built with those homes.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION
AUGUST 18TH, 2010 6PM-9PM**

Andrea LaPear does not agree with the comment made that people prefer to swim in pools vs. the Lake. People will prefer the Lake over a pool on the beach.

Judy stated that from the minutes taken on June 14th, 2010 there was discussion was about the waivers being requested. The Moran's then asked for a continuance and the Planning Commission granted that. What is the purpose of this meeting since there are no changes to the plans even after comments heard from the Public and the Planning Commission?

PG Walter also stated that he believes that this is going nowhere. Feels there are always some flags going up with density or something else. He would like a vote of yes or no so they can proceed.

Bruce stated that he was led to believe by Brian that there was going to be a revised plan. There will be no vote tonight since the Planning Commission was not expected to do this. If the Moran's would like to submit a new plan with all the issues discussed then the Planning Commission will meet on Tuesday September 21st at 6pm. If new plans are submitted then a vote could be taken. Submission of plans must be in no later than September 7th, 2010. There are issues on the table that need to be addressed in order to consider a vote.

3. Correspondence

Judy provided letters from the following people: (Please see attachments)

- A. Julia Ryan.
- B. Sue/Frank Cunningham, Charles Hayes, Bruno Plachta, Grant/Lisa Rientenburg.

4. Public Comment and Inquiries

Dan McCormack stated that Mike Hayes did a check on the Bluff and it has not moved since 1938. The Bluffs are stable without having to carve it out. The PUD proposed is spilling onto the beach and also encroaching on the neighbors. This plan does not save natural features and does not see the benefit to the Township.

Bill Praulburg stated that there are already five gated communities and therefore we have lost the views and access of the Lake.

Jiggs Sigmund stated that if you want to see the Lake then go and purchase a piece of land on the Lake or go to the beach and look at it.

Mark Swizikee said that it is not the issue of the lake view from the road; it's from the beach up to the Bluff. Other developments have pools higher up in the development.

Kim Sunbrink understands that the community needs the tax base, but we are also destroying the Bluff and by doing this it could be a long term snowball effect if this development goes in.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP PLANNING
COMMISSION**

AUGUST 18TH, 2010 6PM-9PM

Randy Kraker stated that the previous owner started the destruction on the Bluff and the Moran's would just be causing more damage.

Marti Newman asked if the meeting on September 21st will cover all four waivers previously discussed or if a new site plan submitted will be voted on.

Andrea LaPear asked who will actually be building the houses since the Moran's are not builders or developers.

Tony Perry stated that he will be in charge of all the architecture and building when the lots are sold.

Eda Brewer asked on which basis the variances will be discussed.

Bruce answered with Chapter 16.

John Brewer asked if there is a reason that the Planning Commission is not voting immediately.

Bruce responded that the Planning Commission has not received that the materials needed; therefore it was not on the agenda for a vote at this time.

Judy stated that by approving or disapproving the waivers this should give the Moran's an idea of how to develop a site plan, so the Planning Commission can see it and move forward. The waivers should be included in the full site plan review.

Bill Praulberg asked how many waivers are actually going to be on the table. Do all 4 waivers pertain to all 24 homes, causing 96 waivers?

Bruce stated that there are only 4 waivers and it goes with the whole property to include all 24 homes.

Julie Lapley is concerned about the waiver to bring the development back closer to the road.

Motion to adjourn was made by John and supported by Paul. Motion carried. The meeting was adjourned at 7:54pm.

CASCO TOWNSHIP PLANNING COMMISSION REGULAR MEETING
September 8th, 2010 7PM – 9PM

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff, John Stroud and Paul Macyauski

MEMBERS ABSENT: Tamara Kick

MEMBERS EXCUSED ABSENCE: Dian Liepe

1. Call to order and review of agenda

The meeting was called to order at 7:03pm. The agenda was reviewed and there were no changes.

2. Approval of minutes from August 4th and August 18th.

Motion to approve the minutes from August 4th, 2010 as amended was made by Dan and supported by John. Motion carried.

Motion to approve the minutes from August 18th, 2010 as amended was made by Dan and supported by John. Motion carried.

3. Correspondence Received

- a. Klindt Houlberg – received 9/6/10 – subject: The Moran’s
- b. Bill & Janet Parlberg – received 8/27/1- subject: The Moran’s
- c. Sperry and Bowman letter – subject: Easements on the Moran Property
- d. Brian Moran – received 9/3/10 – subject: Request for a hearing in October

4. Public Comment: NONE

5. Report from Township Board Representative: Moved to next meeting

6. Report from ZBA Representative: Moved to next meeting

7. Report from Water and Sewer: NONE

8. Resolutions regarding Planning Commission Action: NONE

9. Old Business: NONE

10. New Business: Master Plan Update

Bruce asked Patrick Hudson from Michigan Township Services to join the Planning Commission to discuss the Master Plan update. Patrick provided a proposed schedule and Planning Commissioners, along with Patrick discussed what needs to be looked at in order to move forward.

CASCO TOWNSHIP PLANNING COMMISSION REGULAR MEETING
September 8th, 2010 7PM – 9PM

Patrick stated that the Parks and Recreation is a new item, therefore two things need to be identified. The identity of the inventories (public, semi-public and private) as well as identify the capital improvement plans (millages).

Judy stated that the Board is concerned with access to the lake off the road ends. The Board would like to see this considered in the new Master Plan, based on the discussions with the Planning Commission and Parks/Recreation Committee.

Judy would also like to have experts from both perspectives for wind/solar/alternative energy so the Planning Commission could weigh the pros and cons.

Patrick moved onto the Black River Watershed and suggested that the whole Watershed Plan could be adopted by reference.

Bruce asked about drainage in the Township and what information is needed to put into the Master Plan. Water and sewer also needs to be well defined in the Master Plan.

Judy then stated that everything that the Planning Commission is thinking about putting into the Master Plan needs to be looked at with practicality, Paul agreed with this statement.

Judy brought up the Lakeshore Overlay District idea and that this should be looked into and discussed.

Patrick stated that Farmland Preservation also is an issue that will need to be looked into. Judy agreed and stated that the County recommended that this should be included in the Master Plan. Judy then asked what the benefit of bringing Farmland Preservation to the Township. Patrick answered that it keeps certain areas as farmland and take the development rights of the property owner so they can not develop subdivisions and so forth. Dan asked how practical Farmland Preservation is and why would we want to hold back or slow people down by taking away some rights to their property. We should draw the line at health and safety, but if it comes down to aesthetics then we should let it go. Judy suggested that Allan Overhiser should be consulted since he is a farmer and also the Township supervisor.

Patrick then said that the Capital Improvements Plan also needs to be looked into. He suggested that the Planning Commission should set up a needs list and a wish list. On these lists, things like Water/sewer, roads, Township Hall, Township properties, Parks/Recreation, etc.

Dan would also like to see discussion on small businesses and home businesses in Agricultural Zones. Patrick said he would bring in examples from Columbia Township.

Bruce stated that the Planning Commissions will hold some visioning sessions with Patrick and the public. This way there can be meetings by topic in which certain groups can be targeted to bring certain concerns to the table. Bruce is looking at Saturday October 30th at 9am for the first session. Other dates may include November 13th and January 22nd. Bruce also brought up that

CASCO TOWNSHIP PLANNING COMMISSION REGULAR MEETING
September 8th, 2010 7PM – 9PM

the joint meeting in February would be a good place to discuss all the topics that come up in the visioning sessions. The possible date for the joint meeting could be February 12th at 9am.

Motion to adjourn was made by Judy and supported by Paul. Motion carried. The meeting was adjourned at 9:25pm.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
October 6TH, 2010 7PM-9PM

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff, John Stroud, Dian Liepe and Paul Macyauski

MEMBERS ABSENT: Tamara Kick

STAFF EXCUSED ABSENT: Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 7:05pm. The agenda was reviewed and there were no changes.

2. Approval of minutes of 9/8/2010

Motion to approve the minutes from 9/8/2010 as written was made by Dan and supported by John. Motion carried.

3. Correspondence

One letter of correspondence was received by:

Mr. & Mrs. William Paarlberg, dated 9/9/2010, subject regarding the Moran's

4. Public Inquiries & Questions: NONE

5. Report from the Township Board & Parks Committee

Judy reported that there were three meetings held in September. There will be a special meeting held on October 11th to get public input on the Township Hall renovation. Judy also reported that there are repairs being made to Adams Road. The Mt. Pleasant property is still in litigation and awaiting the judge's decision. There is a tentative close date on the Stefan Property, which is proposed for October 15th. There is a possibility of a joint meeting to be held with the Water & Sewer Board to discuss the mandatory hookups. The new fire station continues to have some water issues and is delayed in opening. Tom Jessup announced there would be a special meeting held at the Township Hall on October 25th, 7pm, to provide information on the jail millage.

Allan had a discussion with Bruce about the Master Plan update, which he indicated the scope of the Master Plan should be limited. The Parks Committee recommended to the Board not to join SHARA at this time.

6. Report from the ZBA Representative: NONE

7. Report of Water & Sewer Representative

Bruce reported that the Miami Park attorneys and the Township attorneys have reached an agreement on language to be put before the members of the Miami Park association in order to conduct a vote on Water and Sewer hookup.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
October 6TH, 2010 7PM-9PM

8. Resolutions requiring Planning Commission Action: NONE

9. Old Business

The Master Plan update is underway and therefore there are two meetings proposed to include the public to get input on wind, solar and farm preservation. Saturday October 30th, from 9am to 11am will focus on these three issues. Another meeting will be held on Saturday November 13th from 9am to 11am and will focus on the issues of Parks and Recreation, road ends and the Black River Overlay. Judy made the suggestion that we should also include the Parks Committee and get their input on the Parks/Recreation issue. Bruce indicated that there will be more public meetings regarding the Master Plan update, therefore committee members should look back and gather information from the past that could be brought to the table to update the Master Plan. Dan suggested that we keep in perspective what Casco Township is.

Bruce is looking at the 2nd Saturday in February for the joint meeting with the Township Boards (Zoning Board of Appeals, Planning Commission, Township Board and Parks/Recreation Committee) in which the meeting will be devoted to discussing the Master Plan update.

The meeting that was scheduled for October 19th, 2010 for the Moran Project has been canceled due to the fact that no materials have been received. Once Alfred receives the information and the Planning Commission has time to review it, then a new meeting will be scheduled.

A Site Plan Review for the Casco Township Nature Preserve will be held on Tuesday November 16th from 6pm to 9pm.

Bruce will be updating the calendar and emailing it to all members of the Planning Commission.

10. New Business: NONE

11. Public Comment: NONE

Motion to adjourn was made by Judy and supported by Paul. Motion carried. Meeting adjourned at 8:38pm.

Minutes prepared by Kyla Bare, Casco Township Recording Secretary.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP
PLANNING COMMISSION
MASTER PLAN 5YR UPDATE
OCTOBER 30TH, 2010**

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff and Dian Liepe

MEMBERS ABSENT: John Stroud, Paul Macyauski and Tamara Kick

STAFF ABSENT (excused): Kyla Bare

OTHER: Patrick Hudson (Township Planner)

1. Call to order and review of agenda

The public hearing and special meeting was called to order at 9:15am. Bruce gave a brief overview of the Master Plan Review process and the agenda. Board members and the public introduced themselves, as well as a sign up sheet went around the room for the public to sign with their names and email addresses.

2. Public Inquiries & Questions: Included below

3. Wind & Solar Energy Issues

Bruce stated that the Planning Commission has no control over anything that may be discussed or planned for Lake Michigan, because the County and/or the State determine this. The Planning Commission can have input, but has no control. Bruce shared several news articles that proved wind power is on the rise and that there were cities and townships that are adopting various ordinances for this issue. The Planning Commission is looking for input from the community on wind and solar energy and what the public is looking for.

Patrick Hudson gave a short Power Point Presentation (slides attached) and asked the public for questions and concerns.

Janet Paarlberg asked how high South Haven is going on wind generators. She was concerned about height, noise and what may happen out in the lake.

Jan Taylor asked when the Master Plan would be adopted. Bruce gave a brief answer that follows the Master Plan Update schedule.

Bob Baker asked how we find information on residential windmills that will be worth installing. Patrick suggested that a representative from Grand Valley State University or Consumers Energy should come and speak to the Planning Commission and public about the possibilities.

Joe Darby suggested that we should be cautious of contracts and lease agreements. He shared news releases (see attachments) in which one leaser pulled out a windmill and left the cement, buried cables and a road.

Dan Fleming shared that his father had been approached and offered \$4000 for a 40-yr lease.

Patrick Hudson stated that residential kw/Deq (big enough).

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP
PLANNING COMMISSION
MASTER PLAN 5YR UPDATE
OCTOBER 30TH, 2010**

Bob Baker stated there needs to limits to make it and should be cost effective.

Wayne Dennis wants to have the ability to have residential wind energy.

Bruce stated that there are three different sizes (residential, intermediate and commercial) and each would be handled differently.

Jan Taylor asked what details a major wind farm. There are already areas in the township that have cell towers.

William Paarlberg is concerned about the decibel levels.

Janet Paarlberg asked what rights the neighbors will have.

Judy Graff stated that there will need to be a decision if wind/solar energy is permitted by right or has a right to public hearing. There needs to be a difference between residential, commercial and utility scale.

Janet Paarlberg asked what kinds of studies have been done and if one study would be enough for the Township.

Jan Taylor is concerned about land contouring.

Judy Graff asked how the wind turbulence would affect the neighbors.

Janet Paarlberg asked what the impacts would be on people, animals and the land.

Patrick Hudson suggested that we should have Dr. Norman to come and talk with the Planning Commission and public about all these concerns.

Judy Graff shared information she had received from two township residents; Al Weener and Don Ridley (see attachments).

Bob Baker said that the first concern should be residential wind power in current ordinances. There should be a hold on major projects and concentration should be on regulations for wind farms.

Russ Latchaw stated that no money should go to the Township.

Judy Graff stated that farm crop dusting has an impact on wind farms.

4. Farmland Preservation

Patrick Hudson gave another Power Point Presentation (see attachments) of a basic review of PA116 of 1974 Farmland & Open Spaces Act & PA262 of 2000 allows counties to set up local purchases of development rights. This should be included in the Master Plan so people can

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP
PLANNING COMMISSION
MASTER PLAN 5YR UPDATE
OCTOBER 30TH, 2010**

participate in this. The Township itself does not benefit from this and there is no initial cost. The overall question is do we need this in the Master Plan?

Wayne Dennis asked what the minimum requirement is, 2.5 acres or 250 ft in Agricultural zones.

William Paarlberg supports Farmland Preservation since farm markets are growing and part of the economy.

Bruce Barker asked if there was any negative to including this in the Master Plan.

Patrick Hudson said the only concern might be that it would put a cap on development. Therefore this should include certain areas of the Township and this could be amended in the Master Plan every five years.

Joe Darby suggested leaving the door open for development along Baseline Road.

Patrick Hudson stated that there is no interest in a Township run program for Farmland Preservation.

Wayne Dennis is positive about farmland preservation as long as you take into account acres needed for new development.

William Paarlberg asked if there was a historical element regarding Blue Star Highway.

Janet Paarlberg stated that clustering commercial is a good idea.

5. Public Comment: NONE

Motion to adjourn was made by Bruce and supported by Dan. Motion carried. The meeting was adjourned at 11:30am.

Minutes prepared by Kyla Bare, Casco Township Recording Secretary.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
November 3RD, 2010

Members Present: Bruce Barker, Dan Fleming, Dian Liepe, Paul Macyauski and John Stroud

Members Absent (excused): Judy Graff

Members Absent: Tamara Kick

Staff Absent (excused): Kyla Bare

Other: Pam Blough (Township Parks and Recreation Consultant)

1. Call to order and review of agenda

The meeting was called to order at 7:04pm. The agenda was reviewed and there were no changes.

2. Approval of minutes from October 6th, 2010

Motion to approve the minutes from October 6th, 2010 was made by Dan and supported by John. Motion carried.

3. Correspondence

Brian Moran sent a letter dated October 28th, 2010 cancelling the Moran PUD application.

4. Public Comments and Inquiries: NONE

5. Report from Township Board and Parks Committee

Parks Committee:

Pam Blough shared that the Parks and Recreation Committee is working on a green infrastructure plan. This plan has been put together to understand what green spaces there are in West Michigan. There is a map that shows the natural connections and there is information available on the web and www.wm-alliance.org. This resource can also be used to serve as a resource for updates in Master Plans. (See attachments) Bruce asked Pam to share this information with Patrick Hudson in which Pam will bring all this information to the Public Hearing on November 13th when the Parks are discussed. All this information could help when writing future grants for the Township.

Pam also reported that the millage passed on the election held on November 2nd. The millage was at the same rate for another five years. The purchase of the Casco Township Nature Preserve finally closed on October 15th. There was a dedication held on October 22nd with Stefan family members as well as Township residents and staff. The site development plan will be brought to the Planning Commission on November 16th. The new park ordinances are being developed and will be presented to the Township Board in hopes to have rules in place and posted by spring. The committee suggested to the Township Board that they not be a part of

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
November 3RD, 2010

SHARP and the Township Board agreed. The next Parks and Recreation meeting will be held on November 9th and the discussion will in preparation for the November 13th public visioning session with the Planning Commission. Pam distributed copies of the updated site plan for the review on November 16th. On this plan the rustic restroom has been moved and the proposed stairway may not be needed if the Maple Grove property is obtained. The Parks committee is seeking a grant to develop the preserve and if successful the property could be developed in the spring.

Township Board Report: NONE

6. Report from the ZBA

Paul stated that there were three applications on October 7th that were all granted.

7. Report from Water/Sewer: NONE

8. Old Business: NONE

9. New Business: NONE

10. Public Comments: NONE

Motion to adjourn was made by Bruce and supported by Dan. Motion carried. The meeting was adjourned at 8:52pm.

Minutes prepared by Kyla Bare, Casco Township Recording Secretary.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP
PLANNING COMMISSION
MASTER PLAN 5YR UPDATE
November 13TH, 2010 9AM-11AM**

Members Present: Bruce Barker, Dan Fleming, Judy Graff, John Stroud and Dian Liepe

Members Absent: Tamara Kick and Paul Macyauski

Staff Absent (excused): Kyla Bare

Other: Patrick Hudson (Township Planner), Pam Blough (Parks & Recreation Consultant) and Allan Overhiser (Township Supervisor)

1. Call to order and review of agenda

The meeting was called to order at 9:09am. The agenda was reviewed and Bruce gave an overview of the Public Hearing and Special Meeting.

2. Public Comments & Inquiries: Included below

3. Parks & Recreation – Public Road Ends

Pam Blough gave an update on the Parks and Recreation Committee (adoption of Bylaws, Casco Township Nature Preserve, grants the Township is seeking for the Maple Grove property in which there are hopes to hear about this in December. The Parks and Recreation Committee are also preparing for site plan approval for hopeful opening of the park in the spring and they have also made a recommendation for the Township to not join SHARA. They are also writing a park ordinance/rules and road end rules which has been sent to the Township attorney for review. The Parks and Recreation millage was renewed in the November 2nd election.

Dan asked Pam, once everything is set up, will the Parks Committee be dissolved. Pam responded that no it will not because this is an ongoing committee because it will act as an ongoing advisory board to the Township.

Jeanne VanZooeren reported that there was a public hearing held by the federal government in the city of South Haven. The coordinator for this region has held the public hearings and once the Blue Star bike trail is in place, it will be a part of Highway 35. This trail will also have a task force made up of different representatives from all Townships affected. The task force is called the Friends of the Blue Star Trail which was organized in 2010 in which are all volunteers and non profit. The trail will start at Baseline road and will connect to Saugatuck and then to Holland trails. There was a 2.6 millage grant with DOT and DNR. It will take three to four years to complete the path by starting in Casco Township in which there will be a path ten feet wide and four feet from the highway. The money from the government will cover the construction of the path and with grants there will need to be about \$1.1 million to match the government funds. Therefore they will be looking to corporations, businesses and campaigns for help with funding. Friends of the Blue Star Trail will pick up the maintenance of the trail

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP
PLANNING COMMISSION
MASTER PLAN 5YR UPDATE
November 13TH, 2010 9AM-11AM**

through the endowment through the Allegan County Commission Foundation which is similar to the Friends of the KalHaven Trail.

Bruce asked Jeanne to get more information and maps to the Planning Commission. Jeanne gave information on the grants and the trail to Patrick Hudson.

Designation of Blue Star Highway as a historical road also needs to be included in the Master Plan as well as possibly included in the SHARP plan as well. Jeanne stressed the importance of all parks in the Master Plan update, highly including the bike path and the nature preserve. The Parks and Recreation Committee have taken into consideration the bike trail next to the Casco Nature Preserve. It was also stated that there will be no horses or snowmobiles on the trail. The only things allowed will be bikes, walkers, wheelchairs and cross country skis.

Alan Overhiser asked what the bike trail will mean for residential areas. Jeanne responded that this could be an economical impact in the fact that studies have been done and it seems that there has been a 10% increase in property value when along a bike trail. Eileen also stated that going “green” motivates people to be more active in which this could help the growth of the Blue Star bike trail. It might be beneficial to offer bonus densities to those who offer a trail in the developing properties.

PARK AND ROAD END ACCESS

Bruce gave an overview and the history of this and stated that the Township has asked the Planning Commission to include this in the Master Plan update. There were three big questions that need to be addressed.

- a. Where are the Road Ends?
- b. Which ones are being used?
- c. Where do we go from here?

Patrick Hudson gave a power point presentation on Lake Michigan Access policy (see slide attachments).

Planning Commissioner comments were then asked for.

Dan stated that the new Township Preserve takes pressure off the other road ends to Lake Michigan and maybe it would be possible to drop the litigation.

Judy stated that the Township doesn't understand the issues at hand. There needs to be dialogue about walk able access and limits of road end access. There needs to be understanding on the technical definition and the legal issues.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP
PLANNING COMMISSION
MASTER PLAN 5YR UPDATE
November 13TH, 2010 9AM-11AM**

Bruce also stated that with the new Nature Preserve and the possible acquisition of Maple Grove this will allow better access to Lake Michigan but the road ends are the issue and the question of access off them. There are other beach accesses and there is also the question of steep slopes that would be taking up resources. Bruce agrees with Dan that it would make sense to sell property at road ends to help the Casco Township Nature Preserve. He also agrees with Judy that there needs to be some dialogue on this issue.

Allan Overhiser wanted to make it clear that they have not been in litigation over road ends, but rather over a dedicated county park. The Township has never gone to court over a road end and they have not put any money into road ends. All road ends are different and unique as well as not recreational; therefore we need to focus our resources.

Dan suggested including some of Allan's statements in the new Master Plan.

Patrick Hudson stated that there are Townships having related problems and usually with parking.

Allan stated that the 1st street access put up rules to avoid going into litigation and when the Nature Preserve and the possibility of Maple Grove it might take the pressure off the rest.

Bruce suggested enhancing the Preserve as the primary focus and recognizes that there are other properties that need to be looked at in the future.

Pam gave a little background and stated that not all of them are road ends. Some are parks, some are county owned, there needs to be definition of who owns what and to think out 100years in the future.

Jeanne agreed with having to look out into the future, but maybe a more realistic number like 20years. The Planning Commission also needs to educate itself on legalities especially with a strong economic development time coming.

Bruce asked where the Planning Commission would go for information on parks, road ends and recreational access to Lake Michigan.

Allan answered with the County Road Commission is the best source because they would know better who owns road ends. The Township owns some and some are public. There are six in Mt. Pleasant at this time.

Sandy Warren would hate to see the Township sell or trade any Township property. The Nature Preserve is a preserve, not a park. If we are able to acquire Maple Grove then that would be a park. There should be a plan to be inclusive of the property around the Township Hall.

Allan stated that it is not our role for legalities; it is to allocate our resources.

**PUBLIC HEARING & SPECIAL MEETING OF CASCO TOWNSHIP
PLANNING COMMISSION
MASTER PLAN 5YR UPDATE
November 13TH, 2010 9AM-11AM**

Judy agrees with Allan and Pam that we need to change from technology to road ends. She then asked what the recreation plan is and how do we put what is on the table in the Master Plan and drop the term road ends.

BLACK RIVER WATERSHED PLAN RECOMMENDATION

Patrick gave a power point presentation on the Black River Watershed (please see attached slides), in which this covers about two dozen Townships. The public has access to the river if it is negotiable. There are land owners on either side and at the bottom of the river.

Dan stated that there were wooded areas prior to European settlement. Trees do not equal utopia. There was land cleared for farming and should be considering wetlands as a simulation to road ends.

Allan also stated that putting more regulations on farmers could put them in duress.

Bruce suggested that we change from public access to Lake Michigan and Black River access. The Black River is a huge part of the Township and we need to fit it into the Master Plan.

Bruce is also hoping that Patrick can come up with a presentation paper that can be discussed at the February meeting. Patrick will look at potential developments and how to protect farmland and waterways.

Motion to adjourn was made by Dan and supported by John. Motion carried. The meeting was adjourned at 11:40am.

Minutes prepared by Kyla Bare, Casco Township Recording Secretary.

**PUBLIC HEARING & SPECIAL MEETING OF
CASCO TOWNSHIP PLANNING COMMISSION
November 16TH, 2010 6PM**

Members Present: Bruce Barker, Dan Fleming, Judy Graff, John Stroud and Dian Liepe

Members Absent: Paul Macyauski

Staff Present: Kyla Bare, Pam Blough (Parks & Recreation Committee Consultant), Bruce Brandon (Parks & Recreation Committee Chair), Tom Storr (Parks & Recreation Committee member), John Johnson (Parks & Recreation Committee member), Samuel Fleming (Parks & Recreation Committee member)

Public Present: Debra and David Schuette

1. Call to order and review of agenda

The meeting was called to order at 6:04pm. There were no changes to the agenda.

2. Casco Township Nature Preserve – Special Use & Site Plan Review Notice

Bruce read aloud the notice for the Public Hearing that was placed in the paper. Bruce then asked the Planning Commissioners if they had any questions. Judy asked Bruce if the minutes could reflect the paperwork that has been received from the Parks and Recreation Committee for the site plan review.

- a. Site Plan Review and Special Land Use Application
- b. Casco Township Nature Preserve Narrative dated 10-25-10
- c. Preliminary Site Plan Map dated 9-29-10
- d. Alfred Ellingsen comments dated 11-12-10
- e. Site Plan dated 2-25-10
- f. Park Ordinances dated 11-3-10 (Scholton Fant) & 11-9-10 (Parks & Recreation Draft)
- g. Comments from Abby MacKenzie & Sam Rovit dated 11-16-10

Pam Blough gave the Planning Commission the history of the property as well as what is trying to be achieved in this Special Land Use and Site Plan request. She stated that what was the Stefan property is now the Casco Township Nature Preserve, acquired on October 15th, 2010. The idea is to leave this piece of property as natural as possible, having no buildings and no utilities. It has 8.6 acres as well as 300ft of Lake Frontage. There are hopes of purchasing the northern piece of land in hopes that these two pieces can be joined and make more of a park area. The land that is to the north offers more parking area as well as picnicking and other park activities, but for the time being the Parks and Recreation Committee would like to move forward with the nature based park with the land already acquired. The idea is to be “soft” on the land and make as little changes as possible. The idea is to have one entrance to the park with small parking area, as well as linking the Blue Star trail in which would give access to public

**PUBLIC HEARING & SPECIAL MEETING OF
CASCO TOWNSHIP PLANNING COMMISSION
November 16TH, 2010 6PM**

biking. There would be a rustic outhouse which will not have water and sewer. There will also be a trail put in so people can safely access the park. The trail will be aligned to the property as to avoid taking down trees and vegetation. There is a possibility of putting in some benches or picnic tables. There will also be signs placed to mark the property lines and rules of the park.

Alfred stated that he does not foresee any issues with this plan. The standards required have been met.

3. Correspondence Received: NONE

4. Public Comments and Inquiries

Debra and David Schuette asked if the old tool shed will be taken down. Pam Blough answered, yes.

5. Special Land Use Application – Section 15.04 & General Standards found in Chapter 15 of the Casco Township Zoning Ordinance and Specific Standards found in Section 15.04DD

Bruce went through section 15.04 General Standards and asked if there were any questions or concerns from the Planning Commission members, there were none.

Bruce then went through section 15.04DD; Public Parks, playgrounds, play fields and similar public open space recreation uses, not including campgrounds. He asked the Planning Commission and public for questions or concerns on this section.

David and Debra Schuette are concerned about their property being right next to the southern part of the Nature Preserve. They are requesting a fence to be put in or to talk about options to protect their property from trespassers.

Judy asked if she were to walk the property line on the south side, would she be able to freely walk onto the Schuette's property. Pam showed the setback lines of the property and in those lines there are trees, shrubs, and fallen brush. There is a 35ft barrier of shrub on the southern corner in which it is very thick and cannot be crossed through. There is also going to be signage in place to denote the property line as well as no benches or items to entice crossing the property line. Pam also said that the original trail was only 25ft off the southern property line and now it has been moved to almost 300ft off the property line. Tom Storr stated that on the property lines there is a good amount of poison ivy, which would also deter people from crossing the property line.

Bruce stated that the purchase of Maple Grove is contingent on where the trail is going to be placed, in which at this time the trail can be moved. If the Maple Grove property is not acquired then there would need to be buffering put in place or a major adjustment to the trail. Bruce asked if there were funds in the grant to add shrubs and buffers. Pam responded that there are

**PUBLIC HEARING & SPECIAL MEETING OF
CASCO TOWNSHIP PLANNING COMMISSION
November 16TH, 2010 6PM**

restoration funds in which this includes replacing trees, shrubs and small plantings. These funds can be used as long as it is fully submitted in the grant application.

David and Debra Schuette stated that it is unrealistic to think people are not going to wander off the trail and onto their property because there are some places that are crossable. When the surveyors came to the Casco Township Nature Preserve they actually came onto their property and started marking trees.

Bruce asked the Schuette's what kind of fence they would like to see put in place. They said they don't know for sure, just something that defines the property line and deters people from coming onto their property.

Judy stated that the Township has not had a park like this, therefore we don't know where there are or are not going to be problems. Ordinances need to set as well as other operating procedures.

Pam stated for the time being they will be placing signs on the property lines in order to enforce no trespassing.

Bruce asked the Planning Commission for their thoughts on this subject of the fence. Dian brought up the Casco Township Nature Preserve Narrative, page 5 which was about property line delineation. (Bruce read this aloud). Dan brought up the fact that the fence would have to be maintained whether it would be live or not.

Bruce asked the Scheutte's if there have been any trespassers on their property before. They responded that there was a bench on their property that is now missing and also an arrow that ended up on their property from someone hunting on the preserve.

Judy stated that there is always going to be management of the property and therefore the Parks and Recreation committee will not be going away once the park is open.

Motion to accept the Special Land Use as requested by the Parks and Recreation Committee was made by John and supported by Dan. Motion carried with a vote of 5 yes, 0 no and 1 absent.

Chapter 17 – Site Plan Review

Pam Blough stated that the parking lot will be paved and possibly the path, this is all still under discussion. Once the parking lot is paved it will also be stripped off so people will park correctly. Tom Storr would like to see the parking off of Blue Star Hwy so it is safer for people and highway traffic.

Bruce asked for questions from the Planning Commissioners on site plan review. Judy asked on the clarification of the time table for the stairs for lake access to the beach. This time table

**PUBLIC HEARING & SPECIAL MEETING OF
CASCO TOWNSHIP PLANNING COMMISSION
November 16TH, 2010 6PM**

would need to be added to the site plan. Pam Blough stated that this will be added to the narrative once the northern property is acquired or not.

Planning Commissioners discussed the site plan review. After discussion there were some items missing from the site plan map and not in the narrative, as well as some other items that need to be addressed.

- a. Road Commission letter
- b. SHAES letter for access in case of emergency
- c. Health Department letter
- d. Courtesy call to the Drain Commissioner to get the drain pipe cleaned out
- e. Define materials for parking lot and path
- f. Fencing on the bluff; materials to be used, height, etc.
- g. Signage for the front entrance
- h. Clarification of the restroom
- i. Road Commission letter to prohibit parking on Blue Star Hwy
- j. Northern trail needs to be brought back into the 25ft setback in case Maple Grove is not acquired
- k. Statement of new vegetation in the narrative
- l. Final grading plan
- m. ADA compatible items or are these Universal Accessible
- n. Reference to the Park Ordinance
- o. Rules for maintenance and operation

There was a letter read aloud by Bruce from Abby MacKenzie and Sam Rovit. Judy suggested that Bruce Brandon respond to this letter.

The concept plan was approved with condition with a vote of 5 yes, 0 no and 1 absent.

The next Planning Commission meeting will be on December 8th in which there will be a discussion on the Parks Ordinance and there will be feedback given.

Motion to adjourn was made by John and supported by Dan. Motion carried. The meeting was adjourned at 8:30pm.

Minutes prepared by Kyla Bare, Casco Township Recording Secretary.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
December 8TH, 2010 7PM-9PM

MEMBERS PRESENT: Bruce Barker, Dan Fleming, Judy Graff, Dian Liepe, Paul Macyauski and John Stroud

MEMBERS ABSENT: NONE

STAFF ABSENT (Excused): Kyla Bare

1. Call to order and review of agenda

The meeting was called to order at 7pm. There were no changes to the agenda. Bruce wished everyone Happy Holidays and also announced that the Township grants for the Nature Preserve and purchase of Maple Grove have been approved. The 2011 calendar was reviewed and there were some additions of dates. There is a tentative Site Plan Review on Wednesday, January 19th at 6pm. There is also the possibility to add some dates in February for issues with Parks and SHARP. These dates are to be announced.

2. Approval of minutes from 10/30, 11/3, 11/13 and 11/16

Motion to approve the minutes from October 30th, 2010 as amended was made by Dan and supported by John. Motion carried.

Motion to approve the minutes from November 3rd, 2010 as written was made by Dan and supported by John. Motion carried.

Motion to approve the minutes from November 13th, 2010 as amended was made by John and supported by Dan. Motion carried.

Motion to approve the minutes from November 16th, 2010 as amended was made by Dan and supported by John. Motion carried.

3. Correspondence: NONE

4. Public Inquiries and questions: NONE

5. Parks Committee Ordinance and Rules Review

Bruce reported on the grant announcements from Lansing. The Maple Grove property received the exact amount that was requested and the money should come through as early as February or as late as August. The Nature Preserve grant will fund improvements in which this will start in the spring of 2011. The Township will also be looking for an improvement grant for the Maple Grove property.

The Planning Commission reviewed the draft Park Ordinance dated 12/6/10 and agreed that they are in full support of adopting this ordinance for the Parks.

REGULAR MEETING OF CASCO TOWNSHIP PLANNING COMMISSION
December 8TH, 2010 7PM-9PM

6. Report from the Township Board and Parks Committee Representative

Judy reported that the Township Transfer station will be closed on Christmas Day and New Years Day. There will be a caution light put on Blue Star Highway by North Shore School as to advise drivers to slow down during school hours. On December 14th, 2010 there was a joint meeting held with South Haven Township to discuss the mandatory sewer hook ups. The new fire station on 66th St is now housing the trucks and it seems to be under budget at this time. The Parks millage went through and there was a good turn out to the election. The Township lost the appeal to Mt. Pleasant and has decided at this time to stop further pursuit.

7. Report from ZBA Representative: NONE

8. Report from Water and Sewer: see Township Board Representative comments

9. Resolutions regarding Planning Commission action: NONE

10. Old Business: Master Plan Agenda

With the Master Plan update there are a few items that are going to be coming up on the agenda. The Planning Commission needs to look at commercial areas and overlay districts. There will be a public visioning session held on Saturday, January 22nd at 9am. There will also be the Township joint meeting on Saturday February 12th at 9am. Bruce McIntosh has offered to provide donuts for the meeting. The Parks Committee has also requested 30 minutes to speak at this meeting.

11. New Business: Calendar for 2011

Bruce discussed some tentative dates at the beginning of the meeting (please see call to order comments) and he will check with Julie Cowie, clerk, to make sure these dates are available.

12. Public Comment: NONE

Motion to adjourn was made by Dan and supported by John. Motion carried. The meeting was adjourned at 8:45pm.

Minutes prepared by Kyla Bare, Casco Township Recording Secretary