

**Casnovia Township  
Planning Commission  
February 27, 2020  
7:00 P.M.**

- I. CALL TO ORDER  
Jeannette Mansfield called the meeting to order at 7:05 PM.
- II. ROLL CALL  
Present: Jeannette Mansfield, Rick Sible, Dan Winell  
Absent: Kim Anderson (due to illness) & Craig Montgomery  
Others present: Emma Posillico, Township Zoning Administrator
- III. APPROVAL OF MINUTES  
Minutes from November 21, 2019 and January 23, 2020 were reviewed. Both sets of minutes were approved by Rick Sible, second by Dan Winell, unanimous vote to approve the minutes as provided.
- IV. AGENDA  
Agenda approved by Dan Winell, second by Rick Sible, voted unanimously to approve the agenda.
- V. NEW BUSINESS – None.
- VI. PUBLIC HEARING – None.
- VII. PUBLIC COMMENT – None.
- VIII. OLD BUSINESS –
  - A. Continued discussion on updating the Zoning Ordinance to regulate storage containers as accessory structures. Emma Posillico explained the modifications made to the draft text amendment since the January meeting. Rick Sible mentioned that he read a local Zoning Ordinance that required storage containers to be setback from a property line the same distance as their height. For instance, a ten (10) foot storage container would be required to be setback ten (10) feet from any property line. The Planning Commission discussed this, and agreed that they would like this requirement for storage containers, but the existing five (5) foot setback for other accessory structures (such as small sheds) that are ten (10) feet or less in height is still appropriate. Emma Posillico will draft modifications to the Accessory Building Setback Table that reflects the discussion. She will also add a note that there must be ten (10) feet between storage containers. Emma Posillico asked the Planning Commission if they would like to review another draft at the March meeting, once Kim Anderson and Craig Montgomery are present, and they decided that the proposed text amendment was instead ready for public hearing at the March meeting.
  - B. Continued discussion on updating the Casnovia Township Master Plan.
    - i. Emma Posillico explained that the Notice of Intent to Plan letters, required by the Michigan Planning Enabling Act, were mailed to the required parties on February 3, 2020.
    - ii. Emma Posillico briefly reviewed the sections of the Michigan Planning Enabling Act pertaining to Master Planning. She noted that once the Planning Commission has a draft Master Plan, and the Township Board authorizes it for public distribution, it is available for public comment for 63 days. Once those 63 days have concluded and any comments received are considered, a public hearing must be held on the draft. An audience member asked how the Township will advertise that a draft plan is available for comment. Dan Winell noted that it will likely be posted on the Township Website. Jeannette Mansfield noted that she thought it could be posted on the sign outside of the Fire Barn.

- iii. Emma Posillico explained that in order to consider creating zoning overlay/floating zones for alternative energy (wind/solar), the Township Attorney has confirmed that they are required to be addressed in the Master Plan. Emma questioned if the Planning Commission thinks that overlay/floating zones are the desired path(s) to take, as they enable citizen referendum on any parcel that has an overlay/floating zone applied to it to allow wind or solar energy. All three (3) Planning Commissioners present agreed that the Master Plan should include language addressing wind and solar energy. Emma Posillico will draft language to be considered by the Planning Commission.
- iv. The Planning Commission discussed Chapters 1-5 of the current Casnovia Township Master Plan. Jeannette Mansfield noted that the watershed should be considered in the preparation of the Master Plan. If the watershed supply has drastically decreased, perhaps the Township should increase the minimum lot size to 5 or 10 acres. Dan Winell confirmed that Casnovia Township is at the north end of the Grand River Watershed. Emma Posillico will gather some information on the watershed for consideration at the next meeting. Rick Sible questioned if the Planning Commission should be considering a complete update of the Master Plan, rather than utilizing the existing plan as the baseline. Emma Posillico said that she had been directed to greatly consider time and cost in the preparation of the Master Plan, only working on it during her weekly office hours at the Township Hall. She noted that it would be challenging to do a complete overhaul under those time considerations, but she would check with Supervisor Ashbaugh to confirm those directions. Dan Winell suggested that the draft modifications to Chapters 1-5 be reviewed at the next meeting, as well as Chapters 6 & 7.

IX. PLANNING COMMISSIONERS COMMENTS – The Planning Commissioners spoke at length about nuisance and junk vehicle enforcement in the Township, and how they believe it has worsened recently. Emma Posillico said that she will provide the Zoning Administrator’s Report (prepared for the Township Board) at future meetings, which outlines the complaints received and progress made on them. She noted that canvassing the Township for violations is not the enforcement tactic that she has been directed to pursue, but she will confirm with Supervisor Ashbaugh.

X. ADJOURNEMENT

- a. Meeting adjourned at 9:00 PM.

Respectfully Submitted,  
Emma Posillico, Zoning Administrator