

**Casnovia Township
Planning Commission
July 23, 2020
7:00 P.M.**

I. CALL TO ORDER

Rick Sible called the meeting to order at 7:00 PM. Emma Posillico agreed to take the minutes for the meeting, but Sible clarified that Posillico would not be acting in the voting role of Secretary.

II. ROLL CALL

Present: Rick Sible, Rachelle Helmuth, Craig Montgomery & Ron Swanson

Absent: Kim Anderson (with notice), Jeannette Mansfield & Jason Jorgensen

Others present: Emma Posillico, Township Zoning Administrator, Andrew Vandenberg, Dan Telkamp, Spencer Telkamp, Malinda Pego

III. APPROVAL OF MINUTES

Minutes from June 25, 2020 were reviewed. Motion to approve made by Ron Swanson; second by Craig Montgomery; unanimous vote to approve the minutes as provided.

IV. AGENDA

Motion to approve the agenda made by Swanson, second by Rachelle Helmuth, unanimous vote to approve the agenda as provided.

V. ZONING ADMINISTRATOR'S REPORT

Posillico provided the Zoning Administrator's Report to the Township Board, from the July 14, 2020 Board meeting. She summarized issues that have been updated since the last report, particularly 500 S. Peters Rd. and 355 Canada Rd.

VI. NEW BUSINESS

A. Annual Review of Sand & Gravel Operations

i. Barber Creek Sand & Gravel – Hall Rd., Parcels 61-13-014-300-0001-10 & 61-13-014-300-0001-20.

Posillico explained that mining operations in Casnovia Township require a Special Use Permit, and the Zoning Ordinance requires an annual review of the mining operation. The Planning Commission should consider the progress of the mining operation, ensure that all appropriate bond paperwork has been received by the Township, and review any complaints received on the mining operation. If the Planning Commission is satisfied with the mining operation, then they may choose to renew the Special Use Permit for an additional year.

There were no attendees at the meeting representing Barber Creek Sand & Gravel. Posillico noted that the required bond paperwork was received, and she was unaware of any complaints pertaining to the mining operation. Motion to renew the Special Use Permit for one year made by Montgomery, second by Swanson, unanimous vote to renew the Special Use Permit for one year.

ii. Dan's Development – White Rd., Parcel 61-13-010-300-0003-20. Dan Telkamp and Spencer Telkamp attended the meeting to discuss Dan's Development mining operation. They explained that the site is used primarily for sand mining, but they also screen sand, process topsoil, and farm a portion of the land. Their future intention for the mined area is a meadow. Posillico noted that the required bond paperwork was received, and she was unaware of any complaints pertaining to the mining operation. Motion to renew the Special Use Permit for one year made by Montgomery, second by Helmuth, unanimous vote to renew the Special Use Permit for one year.

iii. Vandenberg Bros. Excavating – Sherman Rd., Parcel 61-13-033-300-0003-00. Andrew Vandenberg attended the meeting to discuss the Vandenberg Brothers mining operation. He explained that the mined material is predominantly used for their business. Posillico noted that the required bond paperwork was received, and she was unaware of any complaints pertaining to the mining operation. Motion to renew the Special Use

Permit for one year made by Montgomery, second by Swanson, unanimous vote to renew the Special Use Permit for one year.

- iv. Consideration of request from Andrew Vandenberg to construct precast formwork in a pole barn at 2409 Shaw Rd., Parcel 61-13-032-400-0003-00.

Posillico explained that this property is located to the west, across Shaw Rd., from the existing mining operation that the Planning Commission just discussed. She noted that the Township Board approved a Special Use Permit in February 2020 for the Vandenberg's to mine a portion of the property. Since that time, Andrew Vandenberg approached the Township about utilizing the pole barn on the property for a new business operation. Since the Special Use Permit authorized the mining operation, and seawall construction is a separate use that is not expressly permitted in the Zoning Ordinance, the Planning Commission would need to amend the Special Use Permit to allow the second business on the property.

Andrew Vandenberg explained that there is an existing pole barn on the property, which has a lifetime lease to the previous owner of the property. Vandenberg is in the process of obtaining a building permit to construct a second pole barn on the property, so he can relocate the previous property owner to the new pole barn. He then intends to use the existing pole barn to construct concrete seawall components. He explained that the seawall construction business is an attempt to address the high water and erosion issues along Lake Michigan, and he is currently trying to get the construction approved by EGLE (formerly known as DEQ). He intends to construct 10 pieces of seawall at each time, each piece being 6 ft. x 4 ft. x 3 ft. in height. He intends for a concrete truck to come into the property, and then the operation would occur where it is not visible from the road. Vandenberg said no customers would be on the property. Sible asked if any rebar cutting would occur with the operation. Vandenberg said yes. Vandenberg said that no additional employees are anticipated on the property.

Sible asked Vandenberg to provide a short written explanation of the proposed business, including pictures of the seawall components.

Swanson asked if there were any environmental concerns associated with the business. Vandenberg said that no, there were not environmental concerns. The concrete truck comes on the property – there is no waste, and no chemicals are used.

Swanson made a motion to allow the seawall construction business to operate at 2409 Shaw Rd., pending submission of business details from Andrew Vandenberg to the Township. Montgomery seconded the motion, and a unanimous vote authorized the business operation on the property.

- VII. PUBLIC COMMENT (RELOCATED FROM AGENDA ITEM 8) – Sible relocated the public comment portion of the meeting, as Malinda Pego was in attendance. Pego stated that she is running for District 7 County Commissioner, which covers five Townships, including Casnovia Township.

VIII. OLD BUSINESS –

- A. Continued discussion of the Planning Commission bylaws. Posillico reminded the Planning Commission that the bylaws need to be updated to reflect the increase in the number of members to 7. At the June meeting, the Planning Commission requested additional time to review the bylaws. The Planning Commission discussed the bylaws, and determined to modify Section 3F pertaining to the order of the meeting agenda. Posillico stated that some communities have two public comment periods in each meeting – one at the beginning of the meeting to address items that are not on the agenda, and one at the end of the meeting. The Planning Commission agreed to add a second public comment period under item 9. Helmuth made a motion to approve the updated Planning Commission bylaws, as amended. Montgomery seconded the motion, and a unanimous vote approved the bylaws.
- B. Continued discussion on updating the Zoning Ordinance to regulate storage containers as accessory structures. Posillico explained the modifications made to the draft text amendment since the June meeting, primarily to increase the maximum side wall height to 14 ft. There was extensive discussion amongst the Planning Commission to determine if 14 ft. would be adequate given the standard 4:12 roof pitch. The Planning Commission determined that a 14 ft. side wall height would be adequate, if the maximum height (peak of roof) was increased to 21 ft. Posillico reminded the Planning Commission that the proposed text amendment still needs to be considered at a public hearing. Montgomery made a motion to hold a public hearing at the August

meeting to review the proposed text amendment as revised. Helmuth seconded the motion, and a unanimous vote moved the matter to public hearing in August.

C. Continued discussion on updating the Casnovia Township Master Plan.

The Planning Commission agreed to table discussion on the draft Master Plan until the August meeting. At that time, the Planning Commission will review Chapters 1-3.

IX. PLANNING COMMISSIONERS COMMENTS – The Planning Commission discussed the public hearing process, and stated that most residents do not frequently check the Township website or bulletin board at Township Hall for notices. A recommendation was made to consider having a Township Facebook page that is regularly updated, or a Township newsletter that is emailed to residents.

X. ADJOURNEMENT

A. Meeting adjourned at 8:35 PM – motion made by Swanson, second by Montgomery, motion carried unanimously.

Respectfully Submitted,
Emma Posillico, Zoning Administrator