

MINUTES  
CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MARCH 21, 2023

Members Present: Keith Teltow, James Edwards, Gina Kaszynski, and Dan Hill

Members Absent: Sue Coppens, Gerald Keller, and John Sarcone

Others Present: Joe Stevens, Supervisor; Stephen Cassin, Planner; six residents;  
and two members representing Shipyard Development, LLC

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Teltow.

2. PLEDGE TO THE FLAG AND MOMENT OF SILENCE

The Pledge was led by Member Hill followed by a Moment of Silence.

3. APPROVAL OF MINUTES

a. February 21, 2023

Motion was made by Member Kaszynski and supported by Member Edwards to approve the minutes of February 21, 2023, as presented.

Ayes: Members Teltow, Edwards, Hill and Kaszynski

Nays: None

Absent: Coppens, Keller, Sarcone

Abstain: None

Motion Carried.

4. APPROVAL OF THE AGENDA

Chairman Teltow requested to move Item 8, Unfinished Business, to Item 9 and move Item 9, New Business, to Item 8.

Motion was made by Member Edwards and supported by Member Kaszynski to accept the agenda as amended.

Ayes: Members Teltow, Edwards, Hill and Kaszynski  
Nays: None  
Absent: Coppens, Keller, Sarcone  
Abstain: None

## 5. COMMUNICATIONS

There were no communications presented.

## 6. DISCUSSION FROM THE FLOOR

Supervisor Stevens commented on Chesterfield Township action along County Line Road slated for possible rezoning.

PJ Carter, Puttygut Road, requested information on the posting of minutes to the Township's website from 2022.

## 7. PUBLIC HEARING

There were no public hearings scheduled.

There is a public hearing scheduled for April regarding hoop buildings.

## 8. NEW BUSINESS

- a. Site Plan Review – Shipyard Development, LLC, NW Quadrant of the Intersection of Marine City Highway and Bethuy Road

Sean (last name inaudible) and Corey Anderson, Shipyard Development representatives introduced themselves.

Sean informed the Planning Commission members that they purchased the property with the intention of using it for interior building material storage and possible leasing to other companies. Although they do not directly have employees on site, a potential tenant may employ two individuals.

Steve Cassin noted the property is currently zoned industrial, located on the northwest corner of Marine City Highway and Bethuy Road, encompasses 4.62 acres, and is consistent with the provisions of the zoning ordinance. Setback and parking requirements have been met, landscaping offered is sufficient and lighting shows the required shielding requisites. A trash receptacle or method of removal must be shown, the frontage/main road must be of decorative material (south and east sides), and a permit must be obtained for any signage. Mr. Cassin stated approval is recommended provided any future outside contractor equipment location is shown on the site plan.

Further discussion was held regarding decorative landscaping.

Motion by Member Edwards, supported by Member Hill, for approval of the site plan for Shipyard Development, LLC, to build a contractor storage yard, showing the trash location to code, the spacing on the east side, the six-foot corners, dated 2/24/23, with the Township Planner to review the landscaping.

Ayes: Teltow, Edwards, Hill, and Kaszynski

Nays: None

Absent: Coppens, Keller, Sarcone

Abstain: None

Motion carried.

## 9. UNFINISHED BUSINESS

### a. Master Plan – Five Year Update

Mr. Cassin stated that his firm has been contracted to update the Master Plan, which will begin in April and is estimated to take approximately one year. Following the Michigan planning legislation, the update review will include an inventory of the township's demographics; residential, agricultural, and industrial properties; community services; and traffic & mobility culminating into the future land use and a map showing how it is expected the township will develop in the future. Mr. Cassin noted that future zoning decisions will be made from the map. Public meetings will be held and televised, and on-line surveys will be sent to community members requesting preferences regarding preservation of land, industrial development, etc. Progressive updates will be posted on the township's website. Mr. Cassin continued saying that once the draft plan is completed, approval from the Planning Commission will be requested. The plan will then be sent to the Township Board for distribution to neighboring communities and agencies for review & comment. A public hearing will subsequently be held prior to Township Board review and possible approval & adoption.

Nick Graber requested information on how approval or disapproval by other municipalities and agencies will affect the process. Mr. Cassin replied that the step is for information only, with consideration toward the final plan.

A lengthy discussion between staff and audience members took place regarding future development, the Marine City corridor plan, and the township's Master Plan.

## 10. PLANNER'S REPORT

Mr. Cassin informed the commission that he will be attending the next Michigan Township Association meeting and will update them on current and pending legislation afterwards.

## 11. REPORT FROM COMMITTEES

There were no reports from committees presented.

## 12. ADJOURNMENT

Motion by Member Hill and supported by Member Kaszynski to adjourn the meeting.

Ayes: Teltow, Edwards, Hill, and Kaszynski

Nays: None

Absent: Coppens, Keller, Sarcone

Abstain: None

Motion carried.

The meeting was adjourned at 8:04 p.m.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, April 18, 2023, Casco Township Hall, 4512 Meldrum Road.

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Dan Hill, Planning Commission Secretary

Respectfully Submitted,

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Rebecca C. Haynes, Recording Secretary