

Casco Township
4512 Meldrum Road
Tel. (586)727-7524, Fax (586)727-3025
Zoning Board of Appeals
Administrative Meeting
April 13, 2023
7:00 PM

1. Call to Order

Acting Chairperson S. Bishop calls the meeting to order at 7:00 PM with the Pledge of Allegiance.

Present: S. Bishop, D. Goulston, H. Mancini, C. Kubacki, J. Ewald, G. Keller
Supervisor Stevens and Casco Township Building Inspector Roland Suess are both present at the meeting.

Absent: None

2. Motion - to Approve Agenda

H. Mancini moves to approve the agenda as submitted. J. Ewald seconds the motion. M/C

3. Motion – To Approve Minutes

H. Mancini moves to approve the minutes of the Zoning Board of Appeals Administrative Meeting held January 12, 2023. J. Ewald seconds the motion. M/C

4. Communications - none

5. Discussion from the floor

Supervisor Stevens gives an update of the recent Township Board Meeting. He notes that there will be hearings for input from the public about updating the Township Master Plan. Extending industrial and/or commercial zoning along Marine City Highway may be under discussion.

He also requests the Zoning Board to discuss some provisions of the Zoning Ordinance regarding screening requirements for storage pods in an Industrial Zone. The ordinance appears to be clear, requiring screening for storage of any kind in the Industrial zone.

D. Goulston asks whether or not a property owner is allowed to improve their property by building an accessory building for storage if a renter occupies the primary residence on the property.

There is disagreement on this issue. It is currently not clear if the Township should or can legally limit a property owner's rights to improve their property simply because a residence, which is the principal use on the property, is occupied by a renter.

There have been issues in the Township where non-resident property owners have inappropriate usage on property owned in the Township. In some cases complaints from residents and enforcement action by the township was necessary.

The question is raised whether limiting building accessory buildings without the property owner occupying the residence on the property is best or whether enforcing the ordinance when a problem occurs, or both is the best solution to what appears to be an increasing problem.

It is noted that the Zoning Ordinance appears to require a residence to have at least a certain amount of enclosed storage either within the residence or in an accessory building.

6. Unfinished Business – Election of Zoning Board of Appeals Officers

G. Keller moves to nominate J. Ewing as Chair of the Zoning Board of Appeals. S. Bishop Seconds the motion. M/C

G. Keller moves to nominates H. Mancini as Vice Chair of the Zoning Board of Appeals. J. Ewing Seconds the motion. M/C

S. Bishop moves to nominate D. Goulston as Secretary of the Zoning Board of Appeals. H. Mancini Seconds the motion. M/C

Motion – CLOSE NOMINATIONS & ELECT OFFICERS

D. Goulston moves to close nominations and elect the nominees by acclamation. S. Bishop seconds the motion. M/C

ZONING BOARD OF APPEALS OFFICERS ELECTED FOR 2019:

The officers of the Casco Township Zoning Board of Appeals for 2023-24 are:

Chair – J. Ewing

Vice Chair – H. Mancini

Secretary – D. Goulston

8. Reports from Committees

D. Goulston notes that the Township Board approved issuing checks for committees and commission members on a quarterly basis to reduce administrative costs.

9. Adjournment

Motion to Adjourn

S. Bishop moves to adjourn. H. Mancini seconds the motion. M/C

The meeting adjourned at 8:00 PM.

The next quarterly meeting of the Casco Township Zoning Board of Appeals will be held at 7:00 p.m. on Thursday, July 13, 2023 at the Casco Township Hall, 4512 Meldrum Road.