

MINUTES  
CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
APRIL 16, 2024

Present: Members – Keith Teltow, Sue Coppens, Gina Kaszynski, John Sarcone, Mike Karpinski, James Edwards.

Also Present: Brenda Loper, Planner Karen Lavere, Jerry Simons, Roland Suess, Dave Armstrong, Anthony Mini, Jim Dennis, Elaine Wolfe, Deborah Lipps Carbone, Mike Caira, Steve Whitican, Daniel Ponzio, Jim Marker.

Absent: Dan Hill.

1. CALL TO ORDER

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

2. THE PLEDGE TO THE FLAG

The Pledge to the flag was recited.

3. APPROVAL OF MINUTES

A motion was made to approve the minutes of March 19, 2024 by Member Kaszynski, seconded by Member Karpinski.

Ayes: Members – Teltow, Kaszynski, Sarcone, Karpinski, Coppens, Edwards.

Nays: None.

Abstained: None.

The motion carried.

4. CITIZENS WISHING TO ADDRESS THE BOARD

Chairman Sarcone left the Commission room at 7:01 p.m.

Anthony Mini upset that when he attended the Township Board meeting last week no one told him that John Sarcone was chairman of the Planning Commission. Present to complain about a rock crusher that is at ZLM Services, LLC on 26 Mile Road which backs up to residences on Church Road. Complaints about the noise from the crusher, equipment beeping, dust, as well as the lights in the back of that property for the last two months. Mr. Mini stated the noise continues outside of normal work hours. Mr. Mini believes Mr. Sarcone has a conflict of interest sitting on the Planning Commission. Mr. Mini believes this property should be zoned heavy industrial, and it's zoned light industrial, in order to have a rock crusher.

Member Teltow asked that those wishing to address the Planning Commission on this topic give the Planning Commission time to look into this matter.

Jim Dennis came in support of Mr. Mini's concerns, as well as other neighbors such as Jim and Sarah Zelenak. Mr. Dennis asked if people were notified when there was a site plan review of this property originally. Ms. Loper explained the process.

Elaine Wolfe stated she was concerned about the dust on her farm fields from the rock crusher, as well as anything people would be breathing in. She believes you can hear the rock crusher a half a mile away, also does not like the lights on the back of the property. Ms. Wolfe indicated she has noticed a change in the debris on her windows and horse stalls screens.

Deborah Lipps Carbone spoke about her concern about the use of artificial lights in the township, particularly at the gas station located at the corner of Palms and Division, and the artificial light's impact on the reproduction of lightening bugs. Ms. Carbone also has a petition asking residents to sign it regarding wind and solar energy.

Member Coppens asked the citizens addressing the board regarding ZLM Services, LLC to give the Planning Commission time to research this matter and come to a resolution.

Brenda Loper, Administrative Assistant to the Planning Commission gave citizens a formal complaint form last week which has been returned to the Township. Ms. Loper has been in touch several times with Planner Lavere who has begun to work through the processes and options which will ultimately come before the Planning Commission. Chairman Sarcone was appointed as chairperson before any complaints were made to the Township. When complaints were made known to the Township, it's the Township's understanding Mr. Sarcone stopped using the rock crusher and he has removed himself from the Commission room tonight while this matter is being discussed.

Mike Caira asked about the process if this were to come before the Planning Commission, would Chairman Sarcone have a role.

Member Edwards explained Chairman Sarcone would recuse himself, similar to what he's done tonight, so that a decision could be made.

Planner Lavere stated whatever process is undertaken, Chairman Sarcone would be an applicant and he would not be a part of any decision-making process.

Chairman Sarcone returned to the Commission room at 7:33 p.m.

#### 5. APPROVAL OF AGENDA

A motion was made to approve the agenda as submitted by Member Teltow, seconded by Member Edwards.

Ayes: Members – Teltow, Kaszynski, Sarcone, Karpinski, Coppens, Edwards.

Nays: None.

Abstained: None.

The motion carried.

6. UNFINISHED BUSINESS

A) PERCH POINT CONSERVATION CLUB SITE PLAN REVIEW

Planner Lavere asked the applicant to provide an updated site plan with elevation and floor plan to address concerns at the last Public Hearing. Those concerns have been addressed, and Planner LaVere recommends approval.

Dave Armstrong, board member of Perch Point Conservation Club and Steve Whicican answered questions of the Planning Commission, such as landscaping, handicap parking, firewall, storage, occupancy, dumpster area. Due to the size of the building, a fire suppression system is not required.

Mr. Armstrong also stated that Perch Point Conservation Club is working on an additional parking area west of this building, 150x250 to add parking for an additional 80 cars to alleviate concerns about parking on Meisner when large events are held at the club. They will be using materials recycled from the Marine City High School for the parking lot.

A motion was made to approve the site plan for Perch Point Conservation Club of 3-26-24, seconded by Member Karpinski.

Ayes: Members – Teltow, Kaszynski, Sarccone, Karpinski, Coppens, Edwards.

Nays: None.

Abstained: None.

The motion carried.

7. NEW BUSINESS

A) PUBLIC HEARING FOR PONZIO PROPERTIES, LLC

A motion was made to open the Public Hearing for Ponzio Properties at 8:02 p.m. by Member Edwards, seconded by Member Karpinski.

Ayes: Members – Teltow, Kaszynski, Sarccone, Karpinski, Coppens, Edwards.

Nays: None.

Abstained: None.

The motion carried.

Planner LaVere gave a report, this is a special land use review, proposing to construct RV Storage. Applicant needs to confirm height of proposed structures and lighting. There is a requirement to have someone on site 24 hours a day, but with the advancement of self-storage security systems, the language in the code is archaic and may be addressed in the future whether an employee needs to be on site. Mr. Ponzio is proposing an automated punch key

security system which is appropriate. Planner LaVere recommends approval of the special land use.

Chairman Sarcone asked if the plan was to fence the entire area. Mr. Ponzio stated there are woods and farmland adjacent to the property. Discussion held regarding type of fencing necessary. There is a large berm on County Line with landscaping to block residential areas.

Member Coppens inquired about the height of the building and square footage, with concern about maneuverability of larger vehicles.

Chairman Sarcone invited anyone wishing to address the Planning Commission to speak on this matter.

Deborah Lipps Carbone spoke about the requirement of artificial lights, and the use by businesses to attract customers versus security concerns. Member Edwards indicated there are ordinance requirements for lighting and businesses are following what is required.

Mike Caira stated he is directly south of this property and supports what Ponzio Properties is requesting, as Mr. Ponzio has been a good neighbor to him and feels that he is the only property that would be affected by what is proposed.

Member Coppens stated with a request for a special land use endorsement by a neighbor that carries a lot of weight. Ms. Loper stated all neighbors within 300 feet have been notified and this was published in The Voice.

A motion was made to close the Public Hearing for Ponzio Properties, LLC at 8:11 p.m. by Member Edwards, seconded by Member Karpinski.

Ayes: Members – Teltow, Kaszynski, Sarcone, Karpinski, Coppens, Edwards.

Nays: None.

Abstained: None.

The motion carried.

#### B) PONZIO PROPERTIES, LLC SITE PLAN REVIEW

Mr. Ponzio asked if fencing with slates would be appropriate. A portion of the property backs up to woods and doesn't feel slats are necessary there.

Chairman Sarcone indicated Mr. Ponzio needs to provide a drawing of the building with proposed heights, elevations, sides, roof line, ends, as well as proposed lighting with light pollution considerations. The Planning Commission needs more information before they can give their approval.

Ms. Loper indicated the application process has recently switched to 30 days prior to the meeting, so this could not be put on the agenda for approval until June.

A motion was made to postpone Ponzio Properties, LLC site plan review for completion of plans and final approval, seconded by Member Coppens.

Ayes: Members – Teltow, Kaszynski, Sarcone, Karpinski, Coppens, Edwards.

Nays: None.

Abstained: None.

The motion carried.

## 8. MASTER PLAN 5-YEAR UPDATE

### A) PUBLIC COMMENT ON THE MASTER PLAN

Anthony Mini inquired as to what the Master Plan is, and Member Teltow explained the process and requirement that the Township undergo a 5-year update.

Deborah Lipps Carbone stated she would like to see 26 Mile Road to stay rural, light industrial, kind of like how it is currently. Ms. Carbone feels there is a lot of property on Gratiot that's open and that can be developed versus 26 Mile Road. Ms. Carbone does not support roundabouts, as they are too hard to maneuver with larger vehicles and trailers.

Chairman Sarcone stated the master plan is the Township's plan for the township moving forward, but the Township has no control over what the state, county or MDOT does.

Planner LaVere stated she is currently waiting for the county to get mapping data to give you a fresh future land use map based on previous discussion.

Member Coppens stated it is not the Planning Commission's idea to write a new master plan every 5-years, but it is required in order to qualify for state and county funding.

Mike Caira asked about bringing water down County Line to Springborn. Currently there is water on the north side of I-94. Discussion held regarding the cost of doing that, and there is no plans to do that currently.

Chairman Sarcone stated the construction of the school on County Line prompted the water line being constructed north of I-94. The area south of I-94 can be developed using wells. The only option for water currently is Ira Township at a significant expense.

Member Teltow welcomed citizens to participate in the development of the master plan, and it will be on the agenda until it's completed.

Ms. Loper indicated a draft of the master plan will be available on the website for public review, and a public hearing held. Citizens can send written comments, attend hearing to give their feedback.

Planner LaVeré indicated the master plan is a guide for the township for future policy making decisions.

B) PLANNER UPDATE – None.

9. COMMISSION COMMENTS

Member Edwards stated nothing new with the Zoning Board, just held elections.

Member Kaszynski had nothing to add from the Township Board.

Ms. Loper indicated a new website host is being hired and a new website is being developed which could take up to eight weeks. Changes to the website will completed by Katie in the township office.

10. ADJOURNMENT

A motion was made to adjourn by Member Karpinski at 8:34 p.m., seconded by Member Edwards.

Ayes: Members – Teltow, Kaszynski, Sarcone, Karpinski, Coppens, Edwards.

Nays: None.

Abstained: None.

The motion carried.

The next Planning Commission meeting will be held on Tuesday, May 21, 2024 at 7:00 p.m. at the Casco Township offices.

Dan Hill, Secretary



Christine Ruemenapp Recording Secretary

