

CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 16, 2025

Present: Members – John Sarcone, Sue Coppens, Gina Kaszynski, Bill Johnstone, James Edwards, Dan Hill.

Also Present: Brenda Loper, Anthony Mini, Jim Marker, Jerry Simons, Joyce Kasperski.

1. CALL TO ORDER

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

THE PLEDGE TO THE FLAG

The Pledge to flag was recited.

2. CONSENT AGENDA

A motion was made to approve the Agenda and Minutes of November 18, 2025 by Member Kaszynski, supported by Member Coppens.

Ayes: Members – Coppens, Kaszynski, Sarcone, Johnstone, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

3. CITIZEN COMMENTS

Jerry Simons, Meisner Road, commented that based on what's going on across the state regarding data centers, he requested the Planning Commission review their ordinances regarding that subject.

4. COMMUNICATIONS – None.

5. UNFINISHED BUSINESS

1. Proposed Ordinance Amendments

Section 84- Home Occupation Regulations

Brenda Loper stated that Planner LaVere is ill tonight and if anyone has any questions it would not be a problem to postpone any questions to January and schedule a Public Hearing in February.

A motion was made to set Section 84 - Home Occupation Regulation for a Public Hearing on February 17, 2026 by Member Johnstone, supported by Member Kaszynski.

Ayes: Members – Coppens, Kaszynski, Sarcone, Johnstone, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

2. Proposed Ordinance

Section 66 – Off Street Parking Requirements

A motion was made to set Section 66 – Off Street Parking Requirements for a Public Hearing on February 17, 2026 by Member Edwards, supported by Member Coppens.

Ayes: Members – Coppens, Kaszynski, Sarcone, Johnstone, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

3. Proposed Ordinance

Section 65 – Accessory Buildings – “J”

Shipping Containers

A motion was made to set Section 65 – Accessory Buildings – “J” for a Public Hearing on February 17, 2026 by Member Kaszynski, supported by Member Hill.

Ayes: Members – Coppens, Kaszynski, Sarcone, Johnstone, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

4. Section 38 – Uses Permitted on Special Approval

Chairman Sarcone stated the ordinance currently states at a secured storage facility an employee must be onsite at all times, and this would allow for a secured automated system.

A motion was made to set Section 38 – Uses Permitted on Special Approval for a Public Hearing on February 17, 2026 by Member Coppens, supported by Member Hill.

Ayes: Members – Coppens, Kaszynski, Sarcone, Johnstone, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

5. Section 75 – Site Plan Review

The change is from five copies of site plans to four copies of site plans be provided to the Township.

A motion was made to set Section 75 – Site Plan Review for a Public Hearing on February 17, 2026 by Member Edwards, supported by Member Hill.

Ayes: Members – Coppens, Kaszynski, Sarcone, Johnstone, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

6. NEW BUSINESS

1. Ponzio Construction, LLC – Request for Extension of Time

Mr. Ponzio and his engineering firm are working on figuring out a fire mitigation system with the Ira Township Fire Chief and is requesting an extension on his site plan review.

A motion was made to extend the time for site plan review for six months by Member Johnstone, supported by Member Hill.

Ayes: Members – Coppens, Kaszynski, Sarcone, Johnstone, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

7. REPORT FROM COMMITTEES

Member Kaszynski reported Casco Township received a Michigan DNR Passport grant to construct a playground at the Casco Township Park.

Preliminary survey work on the Church Road paving project between Marine City Highway and Meisner Road has started. There is a Road Commission meeting in January which will have updates.

8. PLANNER UPDATE – None.

9. CITIZEN COMMENTS – None.

10. COMMISSION COMMENTS

Member Coppens stated the ZBA receives a magazine *Township Focus* and is inquiring as to how to receive that magazine. The clerk would provide addresses to the Michigan Township Association for *Michigan Focus*. Member Coppens will follow up with the clerk.

11. ADJOURNMENT

A motion was made to adjourn at 7:20 p.m. by Member Hill, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Johnstone, Sarcone, Coppens, Edwards, Hill.

Nays: None.

Abstained: None.

The motion carried.

The next Planning Commission meeting will be held on Tuesday, January 20, 2026 at 7:00 p.m. at Casco Township Hall.

Sue Coppens, Secretary \_\_\_\_\_

Christine Ruemenapp, Recording Secretary Christine Ruemenapp