

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 17, 2026

Present: Members - John Sarcone, Gina Kaszynski, James Edwards, Sue Coppens, Lou Sacco.

Absent: Dan Hill, Bill Johnstone.

Also Present: Brenda Loper, Planner Karen LaVere, Anthony Mini, James Marker, 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 as presented and the meeting minutes of January 20, 2026 by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

3. CITIZEN COMMENTS – None.

4. COMMUNICATIONS – None.

5. UNFINISHED BUSINESS

a) ELECTION OF PLANNING COMMISSION OFFICERS

A motion was made to postpone election of Planning Commission officers until March 17, 2026 due to the Vice Chairman not being present at the meeting by Member Coppens, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

6. NEW BUSINESS

a) PUBLIC HEARING

Section 3(A)(53) to update definition for “home occupation”

Planner Laverre explained this is to repeal and replace Section 3(A)(53) to update the definition for home occupation. Planner LaVere read the update.

A motion was made to open the Public Hearing on Section 3(A)(53) to update definition for “home occupation” at 7:06 p.m. by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – James Marker stated this doesn't make much sense to him and was offered a copy of Section 3(A)(53) to review and he declined.

A motion was made to close the Public Hearing on Section 3(A)(53) at 7:07 p.m. by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 3(A)(53) to update the definition for "home occupation" to the Township Board of Trustees by Member Coppens, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

b) PUBLIC HEARING

Section 38(F)(4) to update language for automated systems at self-storage facilities

Planner LaVere explained this is an amendment to special land use section for self-storage warehouses which modifies the language to allow an automated system in lieu of having an employee onsite at all times. This is keeping up with technologies at businesses where customers can come and go and no employee is necessary.

A motion was made to open the Public Hearing on Section 38(F)(4) to update language for automated systems at self-storage facilities at 7:10 p.m. by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – None.

A motion was made to close the Public Hearing on Section 38(F)(4) to update language for automated systems at self-storage facilities at 7:11 p.m. by Member Coppens, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.
Abstained: None.
The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 38(F)(4) to update language for automated systems at self-storage facilities to the Township Board of Trustees by Member Kaszynski, supported by Member Coppens.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

c) PUBLIC HEARING

Section 65(J) updated language for shipping containers

Planner LaVere stated this is to repeal and replace Section 65(J) pertaining to shipping containers under certain circumstances. Planner LaVere read the update.

A motion was made to open the Public Hearing on Section 65(J) for updated language for shipping containers at 7:13 p.m. by Member Coppens, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – Brenda Loper commented under number 5 it states no plumbing connections permitted. Ms. Loper stated the Building Department suggested it should be expanded to electrical and/or mechanical. Planner LaVere stated this proposes to address plumbing, and mechanical was not addressed.

James Marker asked why this limits plumbing in shipping containers and it was explained this would further prohibit any human occupancy under this ordinance.

A motion was made to close the Public Hearing on Section 65(J) updated language for shipping containers at 7:17 p.m. by Member Edwards, support by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 65(J) updated language for shipping containers to the Township Board of Trustees by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

d) PUBLIC HEARING

Section 66(A) updated language for off-street parking requirements

Planner LaVere stated this is to repeal and replace language for parking requirements to align with what is proposed with the home occupation ordinance which is no commercial trailers can be parked in residential district unless part of an approved home occupation. Another part in this section states how many parking spaces are needed for each use.

This language is currently in the zoning ordinance, however it was questioned whether the adoption process happened properly.

A motion was made to open the Public Hearing at 7:21 p.m. on Section 66(A) for updated language for off-street parking requirements by Member Coppens, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – Joyce Kasperski asked for more specificity on parking requirements and that was explained, that this section aligns with the home occupation ordinance to eliminate a conflict.

A motion was made to close the Public Hearing at 7:23 p.m. on Section 66(A) for updated language for off-street parking requirements by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 66(A) updated language for off-street parking requirements to the Township Board of Trustees by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

e) PUBLIC HEARING

Section 69 updated language for signs

Planner LaVere stated this is not new language, but it was recommended by the Township's attorney to undergo this process once again to ensure that it is properly enacted.

A motion was made to open the Public Hearing at 7:25 p.m. for Section 69 on updated language for signs by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – None.

A motion was made to close the Public Hearing at 7:26 p.m. on Section 69 on updated language for signs by Member Coppens, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 69 on updated language for signs to the Township Board of Trustees by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

f) PUBLIC HEARING

Section 75(3)(a)(b) updated language for site plan review approval process

Planner LaVere stated this is to repeal and replace Section 75(3)(a)(b) with updates, reducing number of copies of plans that the Township keeps from five to four and eliminates a provision when a plan is approved that the Planner shall stamp it approved as well as the Planning Commission which is antiquated language. The Planning Commission Chairman will stamp the plans in the future.

A motion was made to open the Public Hearing at 7:28 p.m. for Section 75(3)(a)(b) on updated language for site plan review approval process by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – None.

A motion was made to close the Public Hearing at 7:28 p.m. for Section 75(3)(a)(b) on updated language for site plan review approval process by Member Coppens, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 75(3)(a)(b) on updated language for site plan review approval process to the Township Board of Trustees by Member Coppens, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

g) PUBLIC HEARING

Section 77(b) updated language for building grade drainage practices

Planner LaVerre stated this is to repeal and replace Section 77(b) that stated drainage practices had to be acceptable to the Township Supervisor. The updated language was read by the Planner.

A motion was made to open the Public Hearing at 7:30 p.m. on Section 77(b) for updated language for building grade drainage practices by Member Kaszynski, supported by Member Coppens.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – None.

A motion was made to close the Public Hearing at 7:31 p.m. on Section 77(b) updated language for building grade drainage practices by Member Edwards, supported by Member Coppens.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 77(b) updated language for building grade drainage practices to the Township Board of Trustees by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

h) PUBLIC HEARING

Section 84 updated language for home occupations

Planner LaVerre stated this is an amendment with a two-tier approach to home occupations. First is involving a home or attached garage where the entrepreneur is the person living there or members of the family and mirrors current home occupation. This shall not require external or internal alterations, no employees other than occupants and one sign allowed.

Second tier would go before the Planning Commission which has authority to place conditions. This home occupation is to take place within an enclosed building and may employ up to two individuals not residing at the residence. Planner LaVerre read the updated language.

A motion was made to open the Public Hearing at 7:38 p.m. on Section 84 for updated language for home occupation by Member Edwards, supported by Member Coppens.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – None.

A motion was made to close the Public Hearing at 7:39 p.m. on Section 84 for updated language for home occupation by Member Kaszynski, supported by Member Coppens.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 84 on updated language for home occupation to the Township Board of Trustees by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

i) PUBLIC HEARING

Section 107(a) updated language for special land use approval process

Planner LaVere stated this is to repeal and replace Section 107(a) eliminating the language regarding the Planner's stamp.

A motion was made to open the Public Hearing at 7:40 p.m. on Section 107(a) updated language for special land use approval process by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

Public Comments – None.

A motion was made to close the Public Hearing at 7:41 p.m. on Section 107(a) updated language for special land use approval process by Member Edwards, supported by Member Kaszynski.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

There was no further discussion by the Planning Commission.

A motion was made to recommend approval of Section 107(a) updated language for special land use approval process to the Township Board of Trustees by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

7. REPORT FROM COMMITTEES

Member Edwards stated the Zoning Board of Appeals elected their officers.

Member Kaszynski went to the Road Commission annual meeting where they discussed updates on an additional lane on Marine City Highway from Bethuy to County Line, the paving of St. Clair Highway, as well as roundabouts.

Member Kaszynski stated that Pine Tree Landfill is seeking a 25-acre expansion bringing it to County Line.

Member Kaszynski stated there have been discussions about data centers. Planner LaVere will prepare proposed language to be reviewed. Data centers are set up by private industry and reportedly take a considerable amount of resources.

8. PLANNER UPDATE

Planner LaVere stated she was going to speak about data centers because she is actively working with two communities who have been exploring data centers and what they would like to see regulated. Planner LaVere stated there could be a tax benefit to a community that has one, but they use a lot of resources and use a lot of industrial space, which Casco Township is limited to Marine City Highway. As technology advances, data centers may become smaller in scale.

9. CITIZEN COMMENTS – None.

10. COMMISSION COMMENTS – None.

11. ADJOURNMENT

A motion was made to adjourn until March 17, 2026 at 7:52 p.m. by Member Kaszynski, supported by Member Edwards.

Ayes: Members – Kaszynski, Sarcone, Sacco, Edwards, Coppens.

Nays: None.

Abstained: None.

The motion carried.

The next Planning Commission meeting will be held on Tuesday, March 17, 2026 at 7:00 p.m. at Casco Township Hall.

Sue Coppens, Secretary

Susan E Coppens 3-17-2026

Christine Ruemenapp, Recording Secretary

Christine Ruemenapp