

**Caseville Township Planning Commission
February 8, 2022**

Meeting called to order at 1:30 p.m. by Doug Grates.

Present: Doug Grates, Chairperson
Charles Mordent, Vice Chairperson
Jerry Platko, Secretary
Gail Atkins
Kathy Wroblewski
Robert Whitefoot
Michelle Stirrett, Recording Secretary

Absent: Ron George.

Also present: Lou Johnson, Mike Smith, Robert Dorfman, Wendell Shier, and Arthur Mullin.

Motion by Wroblewski second by Morden to approve the January 4, 2022 minutes. **Motion carried.**

Board Liaison Report: Platko reported the Board approved salary resolutions for elected officials and approved the hiring of Wade Trim for the updating of the Master Plan and zoning ordinance review.

Annual Report: **Motion** by Atkins second by Whitefoot to approve the 2021 Annual Report of the Planning Commission and submit the report to the Township Board. **Motion carried.**

Oak Pointe Guest Lodge: Lou Johnson stated that he and Mike Smith had developed the Lodge in 1995 under the definition of a tourist home, due to the property being zoned residential. Under the definition of tourist home, they were allowed to have 8 guest rooms. Mr. Dorfman purchased the property in 2004 and continued to operate the business with 8 rooms. He is intending to retire and has the property listed for sale. Mr. Dorfman stated that a prospective buyer called the Building Inspector with inquiries about the property and was told that the ordinance stated a bed and breakfast can only have three guest rooms. This seriously impacts the value of the business which was approved in 1995 as a tourist home allowing for 8 guest rooms. Discussion was held on the future use of the building, any alterations to the property would require Planning approval, and the intent of the 1995 ordinance.

Motion by Platko second by Whitefoot affirming the Oak Point Guest Lodge is allowed to operate as a tourist house with 8 guest rooms if ownership changes, with the understanding that any alterations to the building or property would have to be approved by the Planning Commission. **Motion carried.**

Master Plan: Arthur Mullen was present to discuss the proposal from Wade Trim to update the Master Plan and review the zoning ordinances to ensure they are compatible with the plan. Discussion was held on the scope of the project and it was decided that the social media update, focus groups, and open houses could be deleted. There will be a steering committee made up of Commission members, community members, and City and school representatives (no more than 10 people). When the Master Plan is complete, there will be a zoning audit to make sure the ordinances connect with the plan and to address what may be missing from the ordinances. The Building Inspector will be part of this review. The process will take about 11 months. **Motion** by Atkins second by Morden to proceed with the contract from Wade Trim for the Master Plan update at a cost of \$18,440. **Motion carried.**

Public Comments:

Lou Johnson: Include members of the City's DDA.

Board Comments:

Whitefoot: This is a good project for the Township.

Platko: He is 100% in favor of reviewing the ordinances and involving the Building Inspector.

Meeting adjourned at 2:30 p.m.

Michelle Stirrett
Recording Secretary