

CASS COUNTY PLANNING COMMISSION
Minutes of January 23, 2019

The meeting was called to order by William Zuhl at 4:00 p.m.

Members Present: William Zuhl, Andy Anderson, David Kring, Terry Ausra, Kathy Cobb, Gwenn Johnson, Skip Dyes, and David Fleming

Members Absent: None

Approval of Agenda: A motion was made by William Zuhl to approve an amended January 23, 2019, agenda to add “Election of Officers” as the first item under “New Business.” The motion was seconded by Terry Ausra with all in favor and the motion carried.

Approval of Minutes:

A motion was made by Andy Anderson to approve the November 28, 2018, minutes. The motion was seconded by Gwenn Johnson with all in favor and the motion carried.

New Business:

Election of Officers –

A motion was made by Andy Anderson to elect William Zuhl as Chair, Terry Ausra as Vice Chair, and David Fleming as Secretary collectively as the 2109 officers for the Cass County Planning Commission. The motion was seconded by Gwenn Johnson with all in favor and the motion carried.

Milton Township – Zoning Text Amendment – Accessory Buildings and Structures

Eileen Glick, Zoning Administrator and Code Enforcement Officer for Milton Township, was present to answer questions. In Milton Township’s current ordinance, there is a “special use” clause that allows for residents to request special approval to build accessory structures larger than the ordinance allows. They wanted to provide greater maximum size and height for residents so that they could also remove the “special use” clause.

The previous language also used percentage-based guidelines regarding the size of these buildings, which is difficult to manage. Using Williams & Works’ recommendations, they are proposing four (4) regulations as based upon lot size. The planning commission expressed some concerns that the allowable size and height did not grow proportionately with the lot size, but Eileen confirmed that the only real issue is with the smallest possibility (“less than two acres”). The planning commission also confirmed that Milton Township does not include “attached garages” as part of the accessory buildings to be regulated.

A motion was made by David Fleming to approve the Milton Township Zoning Text Amendment Section 3.08(6) regarding accessory buildings and structures. The motion was seconded by Terry Ausra with all in favor, and the motion carried.

Other Business:

Joshua Wooden, owner of an architecture and design firm in St. Joseph, came to the meeting to share ideas he has for downtown Cassopolis.

The Cass County Planning Commission is not the appropriate body for him to meet with at this point. Mr. Wood was directed to the Village Administrator to help set up a possible presentation to the Village Planning Commission.

Adjournment: A motion was made by Andy Anderson to adjourn the meeting. The motion was seconded by Terry Ausra with all in favor, and the meeting adjourned at 4:23 p.m.

Next Meeting Date: February 27, 2019, at 4:00 p.m. at the County Building, Kincheloe Room