

**CITY OF CASEVILLE
PLANNING COMMISSION SPECIAL MEETING**

April 22, 2026 4:00 p.m.

Members present: Charlotte Ignash, Ken Rathje, Dawn Talaski, Jamie Learman, Jerald Ignash, Michael Barron, Gerald Dekker and Tom Paul.

Others present: Kristen Maust, Secretary.

Meeting called to order by Charlotte Ignash.

MOTION was made by Rathje and second by Barron to approve the minutes of the October 9, 2025 meeting, all ayes, motion carried.

Business at Hand

Review of site plan # **2026-5**, submitted by Patricia & Scott Walsh, to add a 60' X 96' X 18' accessory building. Upon review, the building does not meet the requirements noted in ordinance # 1286.44 (2). Building permits need to be secured before construction starts.

Public Comments- None

Member Comments- Learman stated that they will need to hold a ZBOA meeting to request a variance for the wall height and the ridge height.

MOTION made by Learman and second by J. Ignash to approve site plan #**2026-5** for Patricia and Scott Walsh, to start construction on accessory building, while waiting for ZBOA meeting and decision, all ayes, motion carried.

Review of site plan # **2026-4**, submitted by, Rebecca Ferguson, to add six additional studio apartments located at 7039 main St. Building permits need to be secured before construction starts.

Public Comments- Amy Redwantz asked if there were any fire suppression equipment required.

Member comments- C. Ignash asked if there were any ordinances in place pertaining to how many occupants can live per unit and if there was a minimum square footage requirement.

Barron inquired if there were adequate water and sewer services in place to supply said units. Learman confirmed there were adequate services.

MOTION made by Learman and second by Rathje to approve site plan #**2026-4**, contingent on fire suppression requirements and if there are any ordinances on number of occupants per unit, all ayes, motion carried.

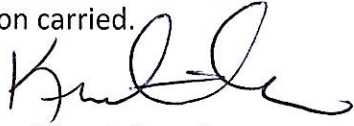
Review of site plan # **2026-6**, submitted by Traci Ens, to repurpose and convert the building located at 6821 Main St., into a combination of a retail and hospitality business that may serve alcohol and food on the premises. Building permits need to be secured before additions are started.

Public Comments- None

Member Comment- None

MOTION made by Rathje and second by Barron to approve site plan # 2026-6, all ayes, motion carried.

MOTION was made by Talaski and second by Paul to adjourn the meeting at 4:34 p.m., all ayes, motion carried.

A handwritten signature in black ink, appearing to read 'Kristen Maust', written in a cursive style.

Kristen Maust, Secretary