

Approved 6-14-2021

**Regular Meeting of Planning Commission
Casco Township
May 19, 2021
At the hall and via zoom**

Members Present: Chairman Lewis Adamson, Vice Chair Andy Litts, Board Representative Dan Fleming, ZBA Representative Sam Craig, Secretary Greg Knisley and PC members John Weaver, Kelly Hecker

Absent: none

Also Present: Zoning Administrator Tasha Smalley and Missy Fojtik, several in the audience and via zoom.

1. **Call to order:** The meeting was called to order at 6:00 PM by Chairman Lewis Adamson.
2. **Review the Agenda:** Adamson said the date is wrong on agenda, should be May 19, 2021. Motion by Weaver supported by Hecker. All I favor. Agenda with correction approved.
3. **Interested citizens in the audience will be heard on items NOT on the Agenda & Public Correspondence Received:** Susan Meyerer (via zoom) stated her son was harassed and would like it to stop.
4. **Approval of minutes from 4/21/21:** A motion by Fleming, supported by Hecker, to approve minutes of the Regular Planning Commission meeting on 4/21/21. All I favor. Minutes approved as presented.
5. **Public hearing** – none
6. **New business** – none
7. **Old Business:**
 - a. **discuss/decision Missy Fojtik, Special Land Use – campground 397 Blue Star**

Chairman Lewis Adamson recused himself from the decision/discussion due to a conflict of interest. Vice Chairman Andy Litts resumed discussion. Litts introduced himself and explained the process: 1st review the special land provisions and then the site plan review provisions. Fleming asked ZA Smalley to also explain the process: Smalley stated the public hearing is closed and the motion from last meeting was to “postpone the decision to review the correspondence letters and review the ordinance”; this meeting is to resume the discussion/decision. Knisley asked about the 2 phases. Smalley stated there was some confusion and misunderstanding with the Phases. Smalley stated Phase 1 and 2 are to be reviewed. Litts asked Missy about the Phases. She said she didn’t know why the engineer called them that on the plan; should be “area 1 and 2”.

Public comment was allowed:

Jim H. 467 Blue Star: partially in his back you; asked if part of tent fold down and move away; concerned about trespassing; stated this is not camping.

Norm Fouts: stated Fleming has a conflict of interest for a letter he wrote to paper.

Chuck G. 60 North Shore: stated 1st public access to the lake; riding bikes on North Shore is dangerous; feel bad for surrounding neighbors.

Zoom- Clay G. 439 Blue Star: submitted correspondence for last meeting; spoke to neighbors and association, 95% against campground; EGLE only regulates 9 sites; who is responsible for approving structures; not considered camping.

Zoom- Janis G. 439 Blue Star; referenced The Fields as comparison, main difference is this is RR; ruining lives; commercial use of property.

Zoom- Susan M. 431 Wells; submitted 3 letters of correspondence; does not fit master plan; environment assessment tested 3 contaminates to build, health and safety issue; commercial business.

Zoom- Dave Campbell – agreed with Chuck regarding biking on Blue Star; domes aren't campground.

Monica Harn-Windcliff – bad idea; concerned with trespass into Windcliff.

Beth McVry(?) concerned with noise

Paul B. 7173 Windcliff – opposed; concerned with trespass, shipping containers are ugly; does not fit in neighborhood.

Special Land Use Provisions

15.02C1 a-e – consensus with members standards are met

15.03E 1-10 #1-7 yes; #8 no rv sites; #10 TBD

Litts asked Missy about soil testing. Jackie and Al (environment company via zoom) went over Phase II testing that was done. "Due care obligation"; they stated the soil is safe for the proposed campground use.

Motion was made by Fleming to approve application and related documents for campground special land use as presented with a conditions: shall meet all applicable regulations from other agencies; federal, state, county, local and other agency permits are to be submitted to Zoning Administrator for the permanent record. Supported by Hecker. Roll call vote: Knisley Y; Fleming Y; Weaver Y; Hecker Y; Craig Y; Litts Y; Adamson no vote; 6-0 vote, motion passes

Site Plan Review

17.03C 1-29 #'s not listed are satisfied

#1 plan missing location sketch; #4 correct Missy's address; lives in Fennville;

#9 add dimension of golf cart parking area by swimming pool area; #10 TBD by drain

commission; #13 plan does not show recreation or common areas (property is 150acres); #16

Missy stated no road lighting; using solar power; #24 add chemicals to label of pool equipment structure; #27 need reviews/permits from agencies required.

Review standards 17.07 A-T letters not stated are satisfied

A. contain light and shine down; D. golf carts will be parked on the sites with charging stations I. possible future trees/fence for Area 2.

Hecker asked about the tent fabric/structure; will they be permanent? Missy stated, tent will be on a pad; will leave up.

Further discussion about screening Area 2; if a house can be seen to the west of Area 2 add a fence.

Motion was made by Fleming to approve the site plan with the following items to be added to site plan: 1) Location sketch, 2) Missy's address changed to current Fennville address, 3) add dimension of golf cart parking in the area by the pool, 4) dimensions of the building by the street (old golf cart building), 5) add pool chemicals to pool equipment area and conditions: shall meet all applicable regulations from other agencies; federal, state, county, local and compliance with the standards, as applicable, in Site Plan review provisions (17.07 a-t). Supported by Weaver. Roll call vote: Knisley Y; Fleming Y; Weaver Y; Hecker Y; Craig Y; Litts Y; Adamson no vote; 6-0 vote, motion passes

Adamson resumed Chair

b. Text amendment discussion

A motion by Hecker to postpone text amendment discussion, supported by Adamson. All I favor. Motion passed.

8. Administrative reports:

a. **Zoning Administrator:** Report not submitted. Smalley stated will submit report with next months report. *(totally forgot to add with packet)*

b. **Township Board Representative:** Fleming: reventment of shore. *See Board minutes for more detail)*

c. **ZBA representative:** Craig: last meeting was May 24th; 1198 Cherry, front setback for a garage. Request was for 15ft of relief. ZBA granted 11ft of relief (14ft from ROW).

d. **Water & Sewer:** Adamson: adopted the budget .

9. **General Public Comment:** Clay Greiffendorf, 439 Blue Star, thanked PC for their time; stated only approved 9 sites. The other sites are commercial. Responded to Flemming's comment about property lines. 90% of the area does not want this.

Sue Meyerer 431 Wells, stated she is the closed neighbor; wants to stop being harassed.

10. 10:00 meeting adjourned.

Respectfully Submitted:

Tasha Smalley, Zoning Administrator

Attachment #1: additional correspondence

Attachment #2: Zoning Administrator, Proposed text Amendments draft

