

Approved 02/08/2017

Special Meeting
of
Casco Township Planning Commission
January 4, 2017 7:00 PM

Members Present: Chairman Daniel Fleming, Dian Liepe, David Campbell, Greg Knisley, Dave Hughes, and Judy Graff

Absent: Lou Adamson

Staff Present: Janet Chambers Recording Secretary

Also Present: Paul Macyauski, and 9 interested citizens including Anna Gretchen Lachman, applicant's sister.

1. **Call to order:** The meeting was called to order at 7:00 PM
2. **Reading of Notice:** Chairman Fleming read the Notice of Public Hearing (Attachment #1) and a letter from Alfred Ellingsen, Building Inspector (Attachment #2).

Graff had questions regarding Ellingsen's letter. In paragraph 2, Ellingsen states "*The SLU should be adjudicated concurrently with Site Plan Review since the use requested is **not a conforming use** in the zone, in this case LDR.*" Graff questioned the words "*not a conforming use*". Graff also would like clarification concerning the 3rd paragraph where Ellingsen states Mr. Tucker also lives in Chicago.

3. **Presentation by applicant Evan Tucker:** Not present
4. **Questions/comments from Planning Commissioners/Zoning administrator:**
Lachman, applicant's sister, stated Mr. Tucker lives in South Haven but gets his mail in Chicago. She was told by Mr. Tucker that his place of residence might come up. Graff asked Lachman why Tucker was not present at the meeting. Lachman stated Tucker is on vacation.
5. **Public comment/Correspondence:** None
6. **Close public hearing, deliberate and vote on whether or not to allow this Special Use:**
As Commissioners went to Zoning Books to review Chapters 15 - Special Land Uses, and Chapter 17 - Site Plan Review as stated in Ellingsen's letter, Commissioners realized that updates to the Zoning Books have not been done and Commissioners did not all have the same books. Because of the questions concerning Ellingsen's letter, the absence of the applicant, and Zoning Ordinance books not updated, Lachman and Commissioners felt the meeting should be tabled. Commissioners also felt there needs to be a better diagram of the house plan and property with measurements. Lachman will inform Tucker he needs to contact Ellingsen to schedule a new meeting.

A motion by Liepe, supported by Hughes to table hearing. All in favor. Meeting adjourned at 7:35.

Minutes prepared by Recording Secretary, Janet Chambers

Attachment #1: Public Notice

Attachment #2: Letter from Ellingsen, 12/26/17, Re: Tucker SLU

Casco Township
Notice of Public Hearing

Please be advised that the Casco Township Planning Commission will hold a public hearing at the next regular meeting, Wednesday, 4 January 2017, at 7:00 pm at the Township Hall located at 7104 107th Ave., South Haven, MI 49090, to accept public comments and inquiries, and consider the following application:

A review of a Special Use application for the addition of a new Bed and Breakfast operation submitted by Evan Tucker, 5555 N. Sheridan Rd., Chicago IL 60640, and located at 988 Blue Star Highway, South Haven, MI 49090 (Parcel #302-160-082-00. The applicant wishes to operate the existing single family residential structure as a B & B and rent three bedrooms. The building is located in the LDR(Low Density Residential) Zone which allows the use as a "Special Use". The applicant must comply with the requirements of Chapter 15, Special Uses and Chapter 17, Site Plan Review.

The application, site plans, and all other pertinent information may be viewed at the Township Hall during regular business hours. All interested parties may comment regarding the proposed use by attendance at the meeting or by letter or fax prior to the meeting. Your letter or comments will become part of the permanent record.

Facilities for impaired persons shall be made available upon 7 days notice to the Clerk.

**Cheryl Brenner
Casco Township Clerk
Phone-269/637-4441**

**Alfred J. Ellingsen
Zoning Administrator
Fax-269/639-1991**

CASCO TOWNSHIP

Alfred J. Ellingsen

Building Inspector - Registration # P 003075

Zoning Administrator

7104 107th Ave.

South Haven, Michigan 49090

269/637-4441 Fax- 269/639-1991

26 December 2016

To: Casco Township Planning Commission

Re: Evan Tucker – Special Land Use Home-Bed & Breakfast request

Parcel # 0302-160-082-00 – Approximately 1.9 acre parcel

Property address: 988 Blue Star, South Haven, Michigan 49090

Low Density Residential Zone

This is a request for review of a Special Use application for the addition of a new Bed and Breakfast operation submitted by Evan Tucker, 5555 N. Sheridan Rd., Chicago IL 60640, and located at 988 Blue Star Highway, South Haven, MI 49090 (Parcel #302-160-082-00. The applicant wishes to operate the existing single family residential structure as a B & B and rent three bedrooms. The building is located in the LDR(Low Density Residential) Zone which allows the use as a "Special Use". The applicant must comply with the requirements of Chapter 15, Special Uses and Chapter 17, Site Plan Review.

The proposed project has been duly noticed in the South Haven Tribune and to all residents and land owners within 300 feet of the property as required for a Special Land Use(SLU). The SLU should be adjudicated concurrently with Site Plan Review since the use requested is not a conforming use in the zone, in this case LDR. The precepts listed in Section 15.03A must all be answered in the affirmative in order for the project to be approved.

The applicant has answered the eleven specific questions found in Section 15.03D for a Bed & Breakfast. However, the PC should make it clear to the applicant that whenever renters are present in the dwelling the owner must occupy the dwelling at the same time, since Mr. Tucker also lives in Chicago. Also, that any proposed renters not occupy any travel trailers they may arrive in or tow to the B & B.

This request will have minimal impact on the neighborhood since there are very few residences within a quarter mile of the proposed use.

I have not asked for a formal sealed site plan in this case due to the minimal intrusion into the neighborhood this particular use indicates. It appears that the site plan and supporting documents comply with many of 29 site plan requirements, but most are not necessary to make an informed decision or are not applicable to this request. Of course, if the PC is uncomfortable with the site plan, the Commissioners may ask for specific items to be included and then table the hearing until a future meeting.

As always, the Commissioners may also ask for any reasonable information or conditional requirements that are deemed necessary to protect the health, safety, and welfare of the occupants in particular within the project building and site, and the Township citizenry in general.

Alfred J. Ellingsen

Alfred J. Ellingsen