

**CASCO TOWNSHIP PLANNING COMMISSION  
ALLEGAN COUNTY, MICHIGAN**

**NOTICE OF INTENT TO USE A VIRTUAL PLATFORM  
FOR PUBLIC HEARING**

PLEASE TAKE NOTICE that the Planning Commission of Casco Township will conduct a public hearing and regular meeting to follow concerning the following matter on Wednesday, September 16, 2020 at 6:00 p.m. via Zoom (*at the Casco Township Hall, 7104 107<sup>th</sup> Ave, South Haven, MI 49090, within the Township*).

PLEASE TAKE NOTICE this meeting will be held electronically pursuant to the Open Meetings Act and Governor Whitmer's Executive Order. The public may participate in the meeting electronically and may make public comment: [cascotownship.info](http://cascotownship.info) Homepage will have the Zoom link and specific log in information, or call Zoning Administrator, 1-800-626-5964 for information.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered at said public hearing include the following:

1. South Haven Big Sky LLC has petitioned for a rezoning from RR Rural Residential to LDR Low Density Residential of Lighthouse Estates, a Condominium; 25 units, 29.69 acres located east of Blue Star Hwy.

0302-525-001 thru 025 -00

Part of the Northwest 1/4 of the fractional Section 19, Town 1 North, Range 16 West, and the Northeast 1/4 of the fractional Section 24, Town 1 North, Range 17 West, Casco Township Allegan County, Michigan, described as commencing at the West 1/4 post of said Section 19 and also the point of beginning of this description; thence along the East and West 1/4 line of said Section 19, South 88° 36' 08" East a distance of 1414.72 feet to the East line of the fractional 1/2 of the Northwest 1/4; thence North 01° 22' 06" East a distance of 709.80 feet; thence North 88° 36' 08" West a distance of 1419.99 feet to the West section line of said fractional section; thence South 00° 57' 52" West a distance of 0.32 feet along said West section line; thence North 88° 36' 08" West a distance of 380.88 feet to the centerline of Blue Star Highway as existing; thence South 11° 18' 41" West a distance of 661.86 feet along said centerline thence South 88° 36' 08" East a distance of 499.76 feet to the East 1/4 post of fractional Section 24; thence South 00° 41' 48" West a distance of 57.51 feet to the West 1/4 post of fractional Section 19 and the place of beginning of this description; containing 29.69 acres of land.

Any other business that may come before the Planning Commission

PLEASE TAKE FURTHER NOTICE that the application can be viewed at [cascotownship.info](http://cascotownship.info) or contacting the Zoning Administrator 1-800-626-5964 or [mtsallegan@frontier.com](mailto:mtsallegan@frontier.com).

PLEASE TAKE FURTHER NOTICE that written comments will be received from any interested person concerning the foregoing by the Township Clerk at the address set forth below, or by email to the Township Clerk [cascoclerk@gmail.com](mailto:cascoclerk@gmail.com) up to the date of the hearing.

Casco Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Casco Township Clerk.

Cheryl Brenner  
Casco Township Clerk  
7104 107<sup>th</sup> Ave, South Haven MI 49090  
269-637-4441

Tasha Smalley  
Zoning Administrator  
1-800-626-5964

**Casco Township Planning Commission**

**Public Hearing – via Zoom**

Rezoning request

September 16, 2020

6:00PM

*Regular meeting immediately after*

1. Call to order
2. Review and Approve agenda
3. Public Comment – other than agenda items; please keep comments to no more than 2 minutes
4. Overview of the Public Hearing Notice
5. Open Public Hearing
  - Rezoning request – South Haven Big Sky LLC – Light House Estates  
East off Blue Star Hwy  
From RR Rural Residential to LDR Low Density Residential
  - Public Comment – Please keep comments to no more than  
2 minutes per person
  - Planning Commission comments / questions
  - Final comments / questions
6. Close Public Hearing
7. Discussion and decision
8. Adjournment of Public Hearing session
9. *Open regular scheduled planning commission meeting*

Memorandum: Casco Township Planning Commission  
Date: September 1, 2020  
From: Tasha Smalley, Zoning Administrator  
RE: STAFF REPORT – Rezone request – RR to LDR

**Meeting date: Wednesday September 16, 2020 6:00PM**

Owner & Applicant: South Haven Big Sky, LLC  
Mailing Address: 61747 CR 388, South Haven MI 49090

Subject Property: Lighthouse Estates  
Parcel #: 0302-525-001 thru 025-00

Current - RR Rural Residential District

6.03 District Regulations

Minimum lot area – 1 acre / s 30,000 sq ft  
Minimum lot width – 150 feet  
Front setback – 50 feet  
Side setback – 25 feet  
Rear setback – 50 feet  
Maximum building height - 35 feet  
Lot coverage – 20%

Proposed - LDR- Low Density Residential District

8.03 District Regulations

Minimum lot area – 20,000 sq ft / s&w 10,000 sq ft  
Minimum lot width – 100 feet / s&w 85 ft  
Front setback – 50 feet / w&s 30 ft  
\*\*Per Section 3.09 200 ft  
Side setback – 25 feet / w&s 15 ft  
Rear setback – 40 feet  
Maximum building height - 35 feet  
Lot Coverage – 25%

Analysis

Property 0302-525-001 ► 025-00 are legal existing conforming lots of record  
Lot area: approx 30 acres  
Established – 2005. This does not fall in 3.28. The lots are conforming even though created prior to 2006.

Rezone:

Current property is RR. Request is for LDR. This will be more compatible with the zoning of the other Plats / Site Condo / Subdivisions in the Township.

Master Plan: it is important to look at the MP for rezoning. To be sure the change is already designated.

Future Master Plan Map – designates this area as LDR

Text to clarify residential, LDR: pg 15, 30. I have enclosed a few pages from the Master Plan. Be sure to read over the MP for other information you may need.

**CASCO TOWNSHIP**

7104 107<sup>th</sup> Ave. \* South Haven, Michigan 49090

(269) 637 - 4441 \* Fax(269) 639 - 1991

**APPLICATION FOR RE-ZONING**

Rec'd 8-19-20  
Ch # 201942  
@ 1500 -  
D.S.

Please complete all of the following information, then sign and return this form to the Township office. To be placed on the Planning Commission agenda, the following statements and any accompanying materials must be complete and accurate.

**I. GENERAL INFORMATION**

Property Owners SOUTH HAVEN BIG SKY LLC Phone 269-637-2899 Fax 269-637-3199  
+ 3 OTHERS (SEE ATTACHED UNIT INFORMATION AND AGENT AUTHORIZATION LETTERS)

Address 61747 CR 388 City SOUTH HAVEN State MI Zip 49090

Parcel No. SEE ATTACHED Existing Zoning RR Proposed Zoning LDR

Developmental Firm SOUTH HAVEN BIG SKY LLC Project Director NATE STAFFORD Phone 906-221-5154

Address 61747 CR 388 City SOUTH HAVEN State MI Zip 49090 Fax 269-637-3199

Property Address SEE ATTACHED Acreage 29.69 ACRES

**II. PROJECT INFORMATION**

Legal Description of Property  
SEE ATTACHED

Description of Proposed Land Use Development

Reason for Re-zoning Request  
SEE ATTACHED

### III. APPLICATION PROCEDURE

The application for re-zoning and all other submission requirements must be submitted to the Zoning Administrator's Office thirty (30) days prior to the Planning Commission meeting date.

If there is not sufficient space to fully describe the proposed development, please attach additional information as may be needed.

The re-zoning fee shall be required at the time the request is filed with the Zoning Administrator and is currently ~~\$450~~ <sup>See new fee</sup> \$1500 per parcel as it appears on Township tax roles will be considered a separate application for purpose of determining fee.

The developers and /or owners attendance is required at the Planning Commission meeting to answer questions and /or to present any necessary plans or drawings.

Casco Township reserves the right to deny acceptance of any request until such time as all requirements are met. Any revisions and /or modifications to the site plan, elevations, and other pertinent information must be resubmitted to the Zoning Office for review. No Planning Commission action will be initiated until such time as these requirements are completely fulfilled.

I hereby authorize the Casco Township staff to inspect this site at their discretion and that I have a legal or equitable interest in all land subject to this application.

Applicant signature  Date 8-19-2020

For Office Use: Date Rec'd 8-19-20; Fee Rec'd # 201942; Amount \$ 1500<sup>00</sup>;  
Hearing Date \_\_\_\_\_; Action \_\_\_\_\_

Property owner, Parcel Numbers and Addresses:

|         | Property Owner            | Parcel #         | Address                 |
|---------|---------------------------|------------------|-------------------------|
| Unit 1  | South Haven Big Sky LLC   | 03-02-525-001-00 | 524 Little Sable Drive  |
| Unit 2  | Mauro Nogueira            | 03-02-525-002-00 | 516 Little Sable Drive  |
| Unit 3  | South Haven Big Sky LLC   | 03-02-525-003-00 | 508 Little Sable Drive  |
| Unit 4  | South Haven Big Sky LLC   | 03-02-525-004-00 | 507 Little Sable Drive  |
| Unit 5  | South Haven Big Sky LLC   | 03-02-525-005-00 | 515 Little Sable Drive  |
| Unit 6  | Tamara & Jeffery Korth    | 03-02-525-006-00 | 519 Little Sable Drive  |
| Unit 7  | Jeanne L Van Zoeren Trust | 03-02-525-007-00 | 7205 Point Betsie Drive |
| Unit 8  | South Haven Big Sky LLC   | 03-02-525-008-00 | 504 Big Sable Drive     |
| Unit 9  | South Haven Big Sky LLC   | 03-02-525-009-00 | 510 Big Sable Drive     |
| Unit 10 | South Haven Big Sky LLC   | 03-02-525-010-00 | 518 Point Betsie Drive  |
| Unit 11 | South Haven Big Sky LLC   | 03-02-525-011-00 | 7199 Point Betsie Drive |
| Unit 12 | South Haven Big Sky LLC   | 03-02-525-012-00 | 505 Big Sable Drive     |
| Unit 13 | South Haven Big Sky LLC   | 03-02-525-013-00 | 511 Big Sable Drive     |
| Unit 14 | South Haven Big Sky LLC   | 03-02-525-014-00 | 517 Big Sable Drive     |
| Unit 15 | South Haven Big Sky LLC   | 03-02-525-015-00 | 7186 Point Betsie Drive |
| Unit 16 | South Haven Big Sky LLC   | 03-02-525-016-00 | 7180 Point Betsie Drive |
| Unit 17 | South Haven Big Sky LLC   | 03-02-525-017-00 | 7172 Point Betsie Drive |
| Unit 18 | South Haven Big Sky LLC   | 03-02-525-018-00 | 7166 Point Betsie Drive |
| Unit 19 | South Haven Big Sky LLC   | 03-02-525-019-00 | 7160 Point Betsie Drive |
| Unit 20 | South Haven Big Sky LLC   | 03-02-525-020-00 | 7193 Point Betsie Drive |
| Unit 21 | South Haven Big Sky LLC   | 03-02-525-021-00 | 7187 Point Betsie Drive |
| Unit 22 | South Haven Big Sky LLC   | 03-02-525-022-00 | 7181 Point Betsie Drive |
| Unit 23 | South Haven Big Sky LLC   | 03-02-525-023-00 | 7173 Point Betsie Drive |
| Unit 24 | South Haven Big Sky LLC   | 03-02-525-024-00 | 7167 Point Betsie Drive |
| Unit 25 | South Haven Big Sky LLC   | 03-02-525-025-00 | 7161 Point Betsie Drive |

See attached documents authorizing Nathan Stafford to act as agent for Mr. Nogueira, Mr. & Mrs. Korth, Mrs. VanZoeren for the purposes of rezoning their units from RR to LDR.

**Description of Development**

South Haven Big Sky was created in 2005 through a partnership between Cornerstone Ag and Great Lakes Pipe for developing the Lighthouse Estates, a subdivision with generous size lots that is located north of South Haven on the east side of Blue Star Highway. Cornerstone Ag became the sole owner in 2011. During its thirteen years of operation, there have been three lots sold and two homes built. The rezoning of the Lighthouse Estates development is not part of a larger plan to modify the development from what has been built, and how the land has been divided. The rezoning is merely an effort align the zoning description with the observable condition of the development.

**Reason for Rezoning Request**

In the process of selling Unit 6 to the Korths, it was discovered that they were in need of a variance to relieve them of front yard setback of 50 feet (reducing the requirement to 30 feet), in order for them to be able to build their desired home on the lot. This was due to the ravines on the east and south side of lot 6, along with the road frontage on the north and west property lines. Upon investigating the zoning

ordinance and requirements for a variance request, we determined that the entirety of Lighthouse Estates more accurately fits the description and purpose of a Low Density Residential District (Sec. 8.01):

“The purpose of this zoning district is to provide areas for a stable and sound family residential environment with suburban-style, single-family dwellings. This zoning district is intended primarily for a relatively low density urban residential pattern with public utilities available, and including public sanitary sewer and, where needed, public water.”

Lighthouse estates is laid out for suburban-style, single-family dwellings, and each lot has public sanitary sewer and public water. This opposed to Rural Residential, its current zoning, which is “intended primarily for large residential lots,” and “No public utilities are planned for these areas.” (Sec. 6.01)

It is our belief that Lighthouse Estates should be rezoned to LDR, which is more fitting for the development type it is. Had Lighthouse Estates been zoned LDR, the Korths would not have been required to pursue a variance in order to build their desired home. It is our hope that rezoning the property will minimize the chances of another variance being required to build on one of the lots.

Furthermore, if you review the Casco Township Master Plan Update, dated April 16, 2012, and look specifically at the Future Land Use Map on page 25, you will see that the Master Plan intends for the Lighthouse Estates property to be zoned LDR in the future. We are requesting that the rezoning desired in the Master Plan be executed on for the Lighthouse Estates property.

ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 246

EXHIBIT B TO MASTER DEED OF:

# LIGHTHOUSE ESTATES, A CONDOMINIUM

CASCO TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

**DEVELOPER:**

SOUTH HAVEN BIG SKY ENTERPRISE, LLC  
08750 44TH STREET  
BLOOMINGDALE, MI 49028

**ENGINEER:**

MIDWEST CIVIL ENGINEERS  
950 S. BAILEY AVENUE, UNIT 11  
SOUTH HAVEN, MICHIGAN 49090

**PROPERTY DESCRIPTION:**

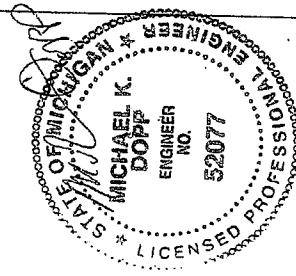
PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL SECTION 19, TOWN 1 NORTH, RANGE 16 WEST, AND THE NORTHEAST 1/4 OF THE FRACTIONAL SECTION 24, TOWN 1 NORTH, RANGE 17 WEST, CASCO TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 POST OF SAID SECTION 19 AND ALSO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 19, SOUTH 88° 36' 08" EAST A DISTANCE OF 1414.72 FEET TO THE EAST LINE OF THE FRACTIONAL 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 01° 22' 06" EAST A DISTANCE OF 709.80 FEET; THENCE NORTH 88° 36' 08" WEST A DISTANCE OF 1419.99 FEET TO THE WEST SECTION LINE OF SAID FRACTIONAL SECTION; THENCE SOUTH 00° 57' 52" WEST A DISTANCE OF 0.32 FEET ALONG SAID WEST SECTION LINE; THENCE NORTH 88° 36' 08" WEST A DISTANCE OF 380.88 FEET TO THE CENTERLINE OF BLUE STAR HIGHWAY AS EXISTING; THENCE SOUTH 11° 18' 41" WEST A DISTANCE OF 661.86 FEET ALONG SAID CENTERLINE; THENCE SOUTH 88° 36' 08" EAST A DISTANCE OF 499.76 FEET TO THE EAST 1/4 POST OF FRACTIONAL SECTION 24; THENCE SOUTH 00° 41' 48" WEST A DISTANCE OF 57.51 FEET TO THE WEST 1/4 POST OF FRACTIONAL SECTION 19 AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; CONTAINING 29.69 ACRES OF LAND.

**ATTENTION COUNTY REGISTER OF DEEDS**

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET 2.

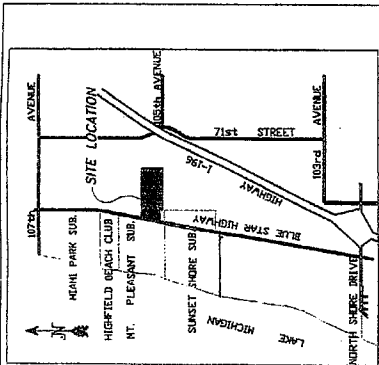
**SHEET INDEX**

1. TITLE & DESCRIPTION
2. SURVEY PLAN
3. SITE PLAN
4. UTILITY PLAN

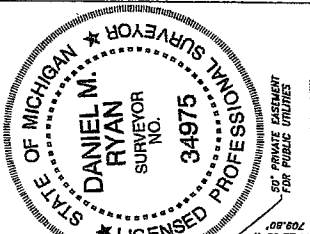


|   |   |                                      |
|---|---|--------------------------------------|
| Midwest<br>CIVIL ENGINEERS<br>200 N. WALKER AVENUE, SUITE 200<br>EAST LANSING, MICHIGAN 48106<br>313-437-8200 | Lighthouse Estates<br>A Condominium<br>Casco Township, Allegan County, MI | SHEET NO. 1<br>OF 4<br>DATE 05-03-11 |
|---|---|--------------------------------------|

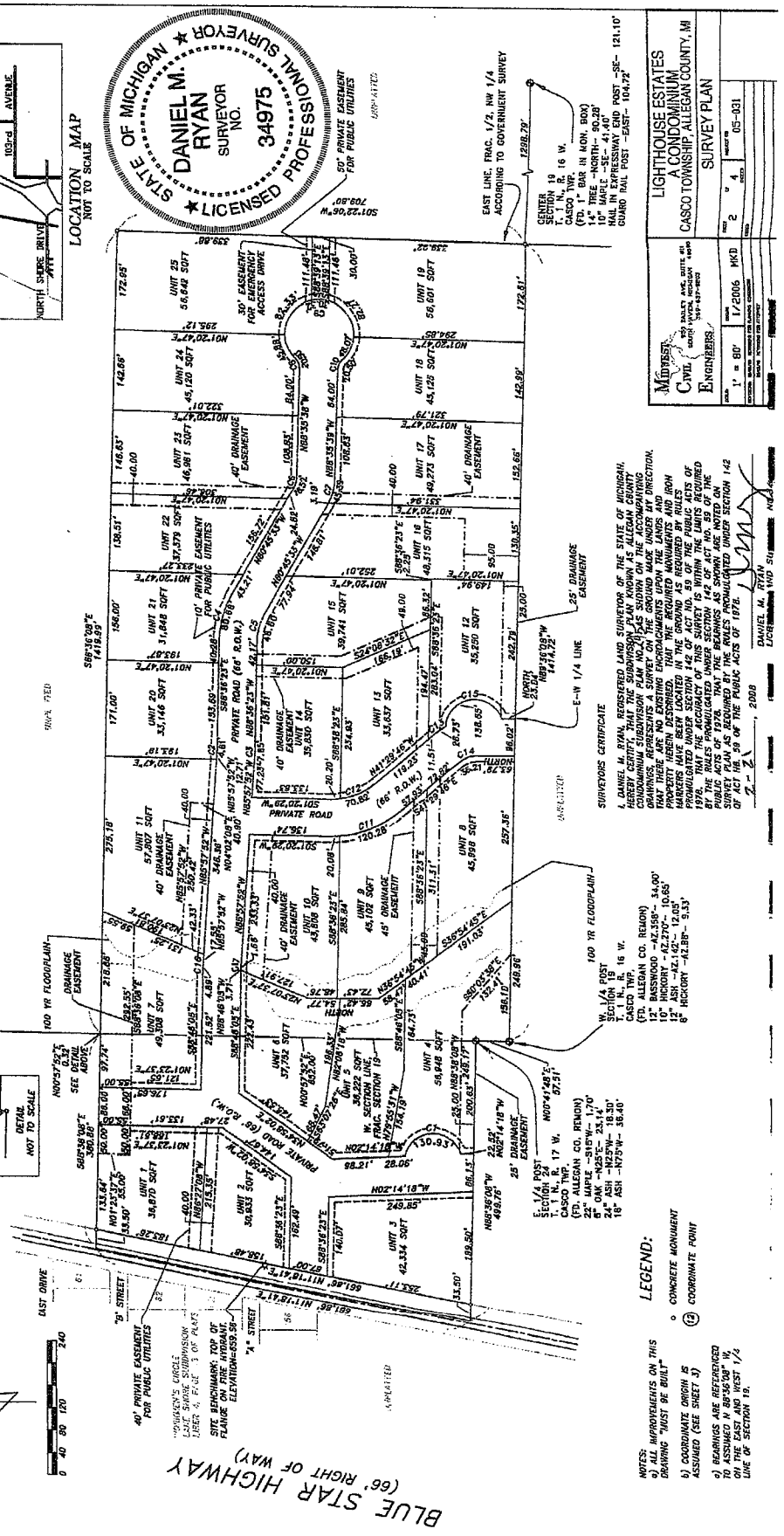
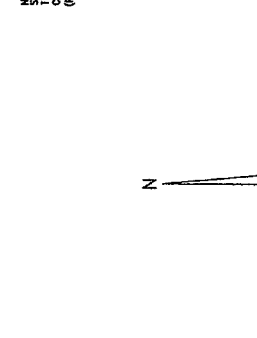
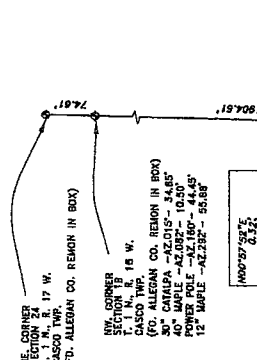




LOCATION MAP  
NOT TO SCALE



| CURVE | CHWY TABLE |        |        | LC BEARING  | LC LENGTH |
|-------|------------|--------|--------|-------------|-----------|
|       | ABC        | BONUS  | CE     |             |           |
| C1    | 130.81     | 40.00  | 170.81 | N07°14'00"W | 26.80     |
| C2    | 4.61       | 104.00 | 109.61 | S07°12'00"E | 4.61      |
| C3    | 7.65       | 184.00 | 191.65 | S07°12'00"E | 7.65      |
| C4    | 86.69      | 184.00 | 270.69 | N72°40'50"W | 78.69     |
| C5    | 86.69      | 184.00 | 270.69 | N72°40'50"W | 78.69     |
| C6    | 45.35      | 104.00 | 149.35 | N72°40'50"W | 45.35     |
| C7    | 45.35      | 104.00 | 149.35 | N72°40'50"W | 45.35     |
| C8    | 20.59      | 24.00  | 44.59  | N07°12'00"E | 16.53     |
| C9    | 206.67     | 50.00  | 256.67 | N07°12'00"E | 61.66     |
| C10   | 20.59      | 24.00  | 44.59  | N07°12'00"E | 16.53     |
| C11   | 194.38     | 50.00  | 244.38 | N07°12'00"E | 58.31     |
| C12   | 194.38     | 50.00  | 244.38 | N07°12'00"E | 58.31     |
| C13   | 26.23      | 114.00 | 140.23 | N43°53'18"W | 28.87     |
| C14   | 38.81      | 50.00  | 88.81  | N07°12'00"E | 35.43     |
| C15   | 158.65     | 50.00  | 208.65 | N07°12'00"E | 69.31     |
| C16   | 4.89       | 104.00 | 108.89 | N07°12'00"E | 4.89      |
| C17   | 1.89       | 300.00 | 298.11 | N07°12'00"E | 1.89      |



**LEGEND:**  
 ○ CONCRETE MONUMENT  
 ⊕ COORDINATE POINT  
 ○ PLATED

NOTES:  
 1) ALL IMPROVEMENTS ON THIS DRAWING "MUST BE BUILT"  
 2) COORDINATE ORIGIN IS ASSUMED (SEE SHEET J)  
 3) BEARINGS ARE REFERENCED TO ASSUMED N 89°53'30" W ON THE EAST AND WEST 1/4 LINE OF SECTION 19.

DATE: 1/2006  
 DRAWN BY: MKD  
 CHECKED BY: MKD  
 SCALE: 1" = 80'

**LIGHTHOUSE ESTATES CONDOMINIUM**  
 CASCO TOWNSHIP, ALLEGAN COUNTY, MI

**SURVEY PLAN**

NO. 2 OF 4  
 DATE: 1/2006 MKD  
 SCALE: 1" = 80'

**STATE OF MICHIGAN**  
 DANIEL M. RYAN  
 SURVEYOR  
 NO. 34975  
 LICENSED PROFESSIONAL SURVEYOR

**NE CORNER SECTION 24**  
 T. 1 N., R. 17 W.  
 (PT. ALLEGAN CO. REMOIN IN BOX)  
 100' X 100' AREA  
 100' X 100' AREA  
 100' X 100' AREA

**NE CORNER SECTION 24**  
 T. 1 N., R. 17 W.  
 (PT. ALLEGAN CO. REMOIN IN BOX)  
 100' X 100' AREA  
 100' X 100' AREA  
 100' X 100' AREA

**REGULAR ZOOM MEETING OF CASCO TOWNSHIP PLANNING COMMISSION**  
**September 16, 2020**  
**Immediately Following *Lighthouse Estates* Public Hearing**  
**6PM**

1. Call to order and review agenda
2. **Interested Citizens in the audience will be heard on items NOT on the Agenda & Public Correspondence received (2 minutes each).**
3. **Accept minutes:**
  - a. 7/15/2020 Public Hearing on Section Amendments: 208 G & N; 3.29A4; 3.30A and 15.03D (Attachment 1) (Previously provided)
  - b. 7/15/2020 Regular Meeting (Attachment 2) (Previously provided)
  - c. 8/19/2020 Regular Meeting (Attachment 3) (Recording Sec. 8/21 email)
4. **May 20, 2020 Calendar Review (Campbell) (Informational Only)**
  - a. Regular meeting dates for 2021 (3<sup>rd</sup> Wednesday of month)
  - b. Election of officers for 2021 (Whose in the barrel?)
5. **Old Business:**
  - a. Update: Bylaws posting at Casco website (Smalley)
  - b. Update: Board decisions on amendments voted out by PC following our July 15, 2020 Public Hearing. (Campbell)
  - c. ***October 21, 2020 ZO Public Hearing Amendments*** (Campbell/Smalley) (See Campbell email of July 17, 2020 "to all" for Section 3.17, 3.23, 3.32 drafts discussed at July 15th meeting)
    - i. ***Section 3.17 Outdoor Storage in Residential Districts***
    - ii. ***Section 3.32 Fences***
    - iii. ***Section 19 Signs (lawyer's draft discussed at July Meeting)***
  - d. 2021 ZO Initiatives (Campbell) (Informational Only)
    - i. ***Section 3.23 Projections into yards***
    - ii. ***Section 15.03.O Farm Market (Zoning Administrator)***
  - e. Administrative Zoning Ordinance links at Casco website (Campbell)
    - i. Issued Building Permits
    - ii. Issued Zoning Compliance Permits
    - iii. Zoning Administrator FAQs
  - f. Any old business that may come before the Commission
6. **New Business:**
  - a. ***Marihuana Regulation Ordinance (Campbell) (Informational Only)***
  - b. Any new business that may come before the Commission
7. Administrative Reports
  - a. Zoning Administrator (Smalley) (Attachment 4)
  - b. ZBA Chair (Hughes)
  - c. Water/Sewer representative (Adamson)
  - d. Township Board representative (Graff)
8. General Public Comment (2 minutes each)
9. Adjourn