

Approved 6/17/2020

Public Hearing
Casco Township Planning Commission
Special Land Use
May 20, 2020, 6 PM

Members Present: Chairman Dave Campbell, Vice Chair Lewis Adamson, Secretary Andy Litts, Board Representative Judy Graff, ZBA Representative Dave Hughes and PC members Dan Fleming, Greg Knisley

Absent: None

Also present: Zoning Administrator Tasha Smalley, applicant Peter Klein and Mike Kenat who will be working with Klein and Recording Secretary Janet Chambers

1. **Call to order:** The meeting was called to order at 6 PM.
2. **Review and approve agenda:** Motion by Knisley, supported by Hughes to approve agenda. Roll call: Campbell yes; Adamson yes; Litts yes, Fleming yes, Knisley yes, Hughes yes, Graff yes. MSC. 7-0
3. **Public Comment – other than agenda items:** None
4. **Reading of the Public Hearing Notice:** (Attachment #1) Chairman Campbell read the public notice published in South Haven Tribune on May 3, 2020.
5. **Open Public Hearing**
Seedling / Peter Klein 6717 111th Ave., 02-004-009-00
Special Events Venue
 - a. **Applicant present brief description of proposal:** Peter Klein first brought this up over a year ago, He is the owner of Seedling Farms, 6717 111th on 81 acres. He has done events in the past. He wants to do a handful of farm-to-table outside dinners this year to get people to his farm. He would like to do about 8 this year. Being outside, he can set tables for social distancing. Mike Kenat has run these dinners in the past is present to hel answer any questions..
 - b. **Public Comment:** None
 - c. **Planning Commission comments / questions:** Campbell had questions he submitted in advance. One question was about an alcohol license. The answer is Klein is not getting an alcohol license. If the person he is running the event for wants alcohol, they would go through the person serving the alcohol.

Graff questioned who is sponsoring the dinner? Kenat said it is being run through Seedling Farm. Knat said if he catered the event and he would use his restaurant’s alcohol license.

Campbell said another question is about amplified music. Klein indicated he is not interested in live bands or amplified music. Campbell told Klein if he should change his mind and wanted amplified music, he would need to come to the Zoning Administrator so she could verify he is within the sound limitations.

Another question Campbell had was how rubbish would be taken care of. Klein said he normally would burn rubbish but realized it would be better to hire republic or another company to take care of it. Kenat added he could take garbage back to his restaurant and dispose of it there.

Campbell noted that Klein had a facility for staff and asked what guidance there would be on Covid 19 virus protection. Klein said whatever the state guidance is at the time of an event is what he will follow, being face masks or sanitizer or whatever is required.

Graff asked the ZA if something needs to be put in about following things at the State level? Kenat said an inspector would come out for each event, check things out to see if they are adhering to state standards and see the menu. Kenat said an inspector would be coming out and inspecting and looking over the menu.

Graff asked if this is done for every event. Kenat said it would be a temporary license for an event. If an event was going on for two nights with the same menu, it might be inspected only one time.

Campbell asked if the plan was for 2 nights per weekend for 4 weeks, would there be one permit for the 4 events. Kenat said the permit would have a start and end date. Most likely per weekend.

- d. **Final comments / questions:** Peter Klein said he has done outside dinners before and was popular. He feels this may be more popular in the time of social distancing.

Graff agreed this may be a good thing right now with the flexibility of being outdoors and easier for social distancing.

6. **Close Public Hearing:** A motion by Graff, supported by Litts to close the public hearing. Roll call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC Public Hearing closed at 6:18 PM.
7. **Discussion and decision:** 15.03 special use standards for special events venue A motion by Hughes, supported by Adamson that because commissioners have each gone through this separately prior to the meeting, they could vote on the Standards as one motion rather than each individual item. Roll Call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC

Commissioners looked over the ZA comments and standards.

A motion by Hughes, supported by Knisley that because Chapter 15 Standards have been met and the applicant is in compliance with the Special Use General Review and Specific Use Standards the Special Events Venue be approved with the following conditions: 1) A SHAES review be done 2) No street parking. 3) If amplification is used the ZA would need to approve. 4) Must have proper licensing for any alcohol. 5) There is not to be new construction for the purpose of the Special Events Venue. 6) A copy of required licenses permits and approval for regulatory agencies be provided to the Zoning Administrator within 15 days of receiving them. Roll call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC.

Commissioners move on to Chapter 17 Site Plan Review 17.03C. Graff said she was good with all of them. Campbell agreed.

Campbell said 17.07 A-T and the Zoning Administrators comments all look good.

A motion by Knisley, supported by Graff to approve the Site Plan application because the applicant has met the Site Plan Review requirements in 17.03 C, and Review Standards 17.07. Roll Call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC.

A motion by Knisley, supported by Graff to amend the previous motion to include Parking in Chapter 18.03 as a 7th condition. Roll Call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC.

8. **Adjournment of Public Hearing session:** Public Hearing adjourned at 6:48 PM.

9. **Open regular scheduled Planning Commission meeting:**

Attachment #1: Notice of Public Hearing

Attachment #2: Zoning Administrator Memorandum

Attachment #3: Application, Photos & maps

Minutes prepared by Janet Chambers, Recording Secretary