

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 15, 2024
6:00 PM
Casco Township Hall

1. Call to order
2. Review / Approval of Agenda
3. Public Comment - items **NOT** on the Agenda (please keep comments to 2 minutes)
4. Acknowledge / read correspondence received
5. Approval of minutes:
 - a. 4/17/24 meeting
6. Public hearing – none
7. New Business:
 - a. Any other business that may come before the commission
8. Old Business:
 - a. Master Plan – go over the draft survey
 - b. Master Plan – go through the current MP goals and objectives, discuss to keep same text or update.
 - c. Draft sign ordinance
 - d. Any other business that may come before the commission
9. Administrative Reports
 - a. Zoning Administrator
 - b. Township Board representative
 - c. Zoning Board of Appeals representative
10. General Public Comment (2 minutes each)
11. Adjourn

Next regular meeting date Wednesday June 19, 2024 6:00PM

Draft

Casco Township Planning Commission

Regular Meeting

April 17th 2024

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Dian **Liepe**, Dan **Fleming**, Greg **Knisley**

Members Absent: Kelly **Hecker**, Irene **Wood** Ryan **Brush**

Audience: Allan **Overhiser**, Dave **Campbell**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:00PM
2. Review and approve agenda: add the March 27th Workshop Master plan Update Meeting minutes approval to the Agenda. A motion was made by **Knisley** to approve the agenda, supported by **Liepe**. All in favor. Motion carried.
3. Public comment: None
4. Correspondence: None
5. Approval of Minutes:

A motion was made by **Fleming** to approve the March 20, 2024 Regular Meeting minutes, with Corrections; supported by **Knisley**. All in favor. Motion carried.

A motion was made by **Fleming** to approve the March 27, 2024 workshop Master Plan Update minutes, with Corrections: supported by **Liepe**. All in favor. Motion carried.

6. Public Hearing: None

7. New Business:

- a. Master Plan – go over the Draft Survey

Litts appreciates the condensed format. Hoping that there will be more participation since it is not as lengthy as the previous Survey.

Fleming thinks it is unnecessary to get the Township residents opinion of how other people use their private property. **Fleming** also wants clarification on how the answers should affect the PC decisions. **Fleming** also questioned how the residency status of the people who respond would affect the PC decisions.

Draft

Knisley also questioned what the difference would be if the people who answer the survey questions own property in the Township but do not currently reside on those properties

Liepe stated that people like to give their opinion and like to be heard.

Dave **Campbell** commented that the Master Plan is a 10 year outlook for the township and that any of the questions that may not be appropriate should be eliminated. **Smalley** stated that the purpose would be to gather information, to use to move forward with.

Smalley added that Alternative Energy and Commercial Growth were not included in the survey questions. **Knisley** asked if **Smalley** had denied any Commercial businesses. **Overhiser** commented that it is almost impossible for new Business to come to the Township without getting a Special Land Use. **Smalley** explained that the handful of commercially zoned properties that exist already have businesses being run on them.

Knisley asked about adding additional street lights to the survey questions. **Knisley** also asked if there was a map that showed public water/sewer connection availability and where it has been built out. **Smalley** responded that they could add a map to the Master Plan.

Overhiser commented that allowing higher density and improving the roads would better allow for more development. **Fleming** added that allowing any lot that is 100' x 60' would also create ore buildable lots. Currently, lots that are 60 wide by 100 deep are buildable, but 100 wide by 60 deep are not.

Liepe commented that there is nothing to keep the people here. Employment, affordable housing, entertainment, and shopping are not available. Also, approximately 30% of the township residents are elderly and senior housing and/or allowing more than one dwelling on a property so that family cane move in to help take care of their parents would help out that demographic.

Overhiser estimated that approximately 20+ properties in the township are considered unbuildable to due to their small size. **Fleming** asked what could be done to make them useable. **Smalley** stated that the non-conforming section of the Zoning Ordinance could use some updates. **Fleming** doesn't think they should have to pay for a variance to use their property; the Township should just change the rules.

Knisley asked if there was a copy of the last survey that they could review and compare. **Smalley** will try to find it.

b. Any other Business - None

8. Old Business:

a. Master Plan – go through the current Master Plan goals and objectives; discuss to keep same text or update. **Litts** decided to save this discussion for the May meeting.

Draft

9. Administrative reports:

Zoning Administrator – **Smalley** presented her itemized March 2024 Zoning Report. **Smalley** stated that there is possibly a campground approval in the works. **Cisco** is finishing up on his final details on the signage, gate, Soil Erosion permit, etc. so that the sand mine can officially open.

Township Board Representative – **Fleming** reported that the Board is discussing remodeling the Township Hall to expand the office space. **Liepe** asked if the Board had approved new exterior lighting for the parking lot. **Fleming** responded that they had.

ZBA Representative – **Liepe** had nothing to report. **Liepe** added that she would be attending an ABC's of the ZBA training class on May 29th in Kalamazoo.

10. Public comment: None

11. Adjourn at 8:09 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary

Casco Township

2024 Master Plan Survey

Tasha's Draft 5-15-24

Thank you for taking the time to fill out this survey! The survey is designed to take approximately 5-10 minutes, and is comprised of questions that will give us a comprehensive overview of what you feel is most important in your community.

Your responses to the additional demographic questions will not affect the other parts of your survey. Demographic data helps Casco Township ensure that the responses are reflective of the entire community.

1. Do you own property within Casco Township?

- Yes
- No

2. How long have you lived in the Township?

Does not have to be continuous; please add up only your time that you have lived within the municipal limits.

- Less than 1 Year
- 1-5 Years
- 6-10 Years
- 11-20 Years
- 21-30 Years
- More than 20 Years
- I live outside of the Township, please indicate where:

City/Township: _____ State: _____

3. What is your age?

- Under 18 years
- 18 to 24 years
- 25 to 34 years
- 35 to 44 years
- 45 to 54 years
- 55 to 64 years
- 65 years or more

4. What are the positive and negative aspects of living in Casco Township? (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Housing affordability | <input type="checkbox"/> Public safety (police and fire) |
| <input type="checkbox"/> Culture of the area | <input type="checkbox"/> High quality homes |
| <input type="checkbox"/> History of the area | <input type="checkbox"/> Transportation and accessibility |
| <input type="checkbox"/> Area schools | <input type="checkbox"/> Sense of community |
| <input type="checkbox"/> Location in the greater Kalamazoo region | <input type="checkbox"/> Dining and entertainment options |
| <input type="checkbox"/> Parks and recreation options | <input type="checkbox"/> Overall appearance of neighborhoods |
| <input type="checkbox"/> Close to employment | <input type="checkbox"/> Activities, festivals & events |
| <input type="checkbox"/> Close to shopping needs | <input type="checkbox"/> Diversity of the community |
| <input type="checkbox"/> Close to higher education | <input type="checkbox"/> Other (please specify): |

5. Combine with #4

- Age of public facilities (parks, public buildings, etc.)
- Distance to employment opportunities
- Cost of living
- Lack of non-motorized transportation (bike paths, sidewalks, etc.)
- Lack of cultural events/ entertainment options
- Limited housing options (style, price-point, etc.)
- Lack of greenspace
- Appearance of shopping areas
- Traffic volume
- Truck traffic
- Architecture of businesses
- Area schools
- Overall appearance
- Public safety (police and fire)
- Lack of amenities/services/destinations within walking distance
- Road maintenance
- Other (please specify):

6. Based on your responses to the previous two questions, what could be improved about the Township? (check all that apply)

- Greater transportation options (bike paths, sidewalks, etc.)
- Greater variety in retail options
- More green space and natural areas
- More entertainment, dining, and/or nightlife options
- Improve public safety services (police and fire)
- Better maintenance of roads
- A greater sense of community
- Area schools
- Entertainment options for youth and teens
- Better or more parks and recreation facilities
- More variety in housing types
- Newer public facilities
- Central gathering public places
- Improved streetscapes in commercial corridors (street trees, landscaping, benches)
- Better employment opportunities
- Other (please specify):

7. Do you have other concerns that are not listed above?
If so, please briefly describe your concerns below.

8. In your opinion, how important is addressing each of the following for the Township?

	Extremely important	Important	Somewhat Important	Not Important At all	No Opinion
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving the appearance of shopping areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New commercial construction in empty parking lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOVE #9 to below #3

9. How would you feel about living in the Township for the next 5-10 years?

- I very much would like to live in the Township for the next 5-10 years
- I generally would like to live in the Township for the next 5-10 years
- I am neutral about living in the Township for the next 5-10 years
- I generally would like to live somewhere other than the Township for the next 5-10 years
- I very much would like to live somewhere other than the Township for the next 5-10 years

10. Delete

11. For each type of housing listed below, please indicate whether you feel Casco Township needs more, less, or has the right amount of it.

	Need more of this	Have the right amount	Need less of this	No opinion
Large sized single-family housing (>2,500 sq. ft)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Medium sized single-family housing (1,500 sq. ft. – 2,500 sq. ft.)



Small sized single-family housing (<1,500 sq. ft.)



Duplex (2-unit structure)



Triplexes (3-unit structure)





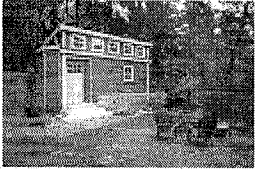

Quadplexes (4-unit structure)



Attached townhouses or row houses



Apartment-style housing

				
Senior living facilities 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micro-housing (less than 500 sq. ft.) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory dwellings (grandparent flats, in-law suites, and rooms for rent within a house or above a garage, etc.) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Over the past five years, do you believe the quality of life in the Township has improved, stayed about the same, or declined? Why?

- Improved
- Stayed about the same
- Declined

In one sentence, can you provide details as to why you think so?

13. Please rate the following potential initiatives for Casco Township.

	Extremely important	Important	Somewhat Important	Not Important At all	No Opinion
Provide bike lanes on roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Establish bicycle/walking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop Township Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved street lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Delete – add with #13

	Extremely Important	Important	Somewhat Important	Not Important At all	No Opinion
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobility (active and efficient transportation, public and sustainable transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainable Community (health, safety, wellness, inclusive and equitability)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste & Recycling (material management, waste reduction and recycling)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water (distribute water efficiently, water quality, and manage stormwater)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. Delete

16. Please rate the following potential economic initiatives for the Township.

	Extremely important	Important	Somewhat Important	Not Important At all	No Opinion
Encourage service and office businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage home occupation / business	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage neighborhood business	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage creative opportunities through design spaces, artisan workshops, galleries, performance spaces, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage retail businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage food service businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage start-up businesses and entrepreneurship	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other: _____

Thank you for completing the survey! We appreciate you taking the time to provide feedback.

If you would like to receive updates on the Master Plan project, please provide your email address below.

Name (print): _____

Email (print): _____

Casco Township

2024 Master Plan Survey

Thank you for taking the time to fill out this survey! The survey is designed to take approximately 5-10 minutes, and is comprised of questions that will give us a comprehensive overview of what you feel is most important in your community.

Your responses to the additional demographic questions will not affect the other parts of your survey. Demographic data helps Casco Township ensure that the responses are reflective of the entire community.

1. Do you live within the Township borders?

- Yes
- No

2. How long have you lived in the Township?

Does not have to be continuous; please add up only your time that you have lived within the municipal limits.

- Less than 1 Year
- 1-5 Years
- 6-10 Years
- 11-20 Years
- 21-30 Years
- More than 30 Years
- I live outside of the Township, please indicate where:

City/Township: _____ State: _____

3. What is your age?

- Under 18 years
- 18 to 24 years
- 25 to 34 years
- 35 to 44 years
- 45 to 54 years
- 55 to 64 years
- 65 years or more

4. What are the most positive aspects of living in Casco Township? (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Housing affordability | <input type="checkbox"/> Public safety (police and fire) |
| <input type="checkbox"/> Culture of the area | <input type="checkbox"/> High quality homes |
| <input type="checkbox"/> History of the area | <input type="checkbox"/> Transportation and accessibility |
| <input type="checkbox"/> Area schools | <input type="checkbox"/> Sense of community |
| <input type="checkbox"/> Location in the greater Kalamazoo region | <input type="checkbox"/> Dining and entertainment options |
| <input type="checkbox"/> Parks and recreation options | <input type="checkbox"/> Overall appearance of neighborhoods |
| <input type="checkbox"/> Close to employment | <input type="checkbox"/> Activities, festivals & events |
| <input type="checkbox"/> Close to shopping needs | <input type="checkbox"/> Diversity of the community |
| <input type="checkbox"/> Close to higher education | <input type="checkbox"/> Other (please specify): |

5. Do you consider any of the following to be a less desirable aspect of living in the Township? (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Age of public facilities (parks, public buildings, etc.) | <input type="checkbox"/> Appearance of shopping areas |
| <input type="checkbox"/> Distance to employment opportunities | <input type="checkbox"/> Traffic volume |
| <input type="checkbox"/> Cost of living | <input type="checkbox"/> Truck traffic |
| <input type="checkbox"/> Lack of non-motorized transportation (bike paths, sidewalks, etc.) | <input type="checkbox"/> Architecture of businesses |
| <input type="checkbox"/> Lack of cultural events/ entertainment options | <input type="checkbox"/> Area schools |
| <input type="checkbox"/> Limited housing options (style, price-point, etc.) | <input type="checkbox"/> Overall appearance |
| <input type="checkbox"/> Lack of greenspace | <input type="checkbox"/> Public safety (police and fire) |
| | <input type="checkbox"/> Lack of amenities/services/destinations within walking distance |
| | <input type="checkbox"/> Road maintenance |
| | <input type="checkbox"/> Other (please specify): |

6. Based on your responses to the previous two questions, what could be improved about the Township? (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Greater transportation options (bike paths, sidewalks, etc.) | <input type="checkbox"/> Better or more parks and recreation facilities |
| <input type="checkbox"/> Greater variety in retail options | <input type="checkbox"/> More variety in housing types |
| <input type="checkbox"/> More green space and natural areas | <input type="checkbox"/> Newer public facilities |
| <input type="checkbox"/> More entertainment, dining, and/or nightlife options | <input type="checkbox"/> Central gathering public places |
| <input type="checkbox"/> Improve public safety services (police and fire) | <input type="checkbox"/> Improved streetscapes in commercial corridors (street trees, landscaping, benches) |
| <input type="checkbox"/> Better maintenance of roads | <input type="checkbox"/> Better employment opportunities |
| <input type="checkbox"/> A greater sense of community | <input type="checkbox"/> Other (please specify): |
| <input type="checkbox"/> Area schools | |
| <input type="checkbox"/> Entertainment options for youth and teens | |

7. Do you have other concerns that are not listed above?
If so, please briefly describe your concerns below.

8. In your opinion, how important is addressing each of the following for the Township?

	Extremely important	Important	Somewhat Important	Not Important At all	No Opinion
Improving the appearance of neighborhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving the appearance of shopping areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorporating art (murals, sculpture, etc.) into public places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving parks and recreation facilities and trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing housing opportunities for all segments of the population	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing a greater variety of housing types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Redeveloping vacant or underused commercial properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assuring that new development/redevelopment is well-designed and attractive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage more tree planting and landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorporating green infrastructure, such as rain gardens, permeable surfaces, etc., into new developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage more transit options, such as bike lanes, access to public transit, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New commercial construction in empty parking lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>







9. How would you feel about living in the Township for the next 5-10 years?



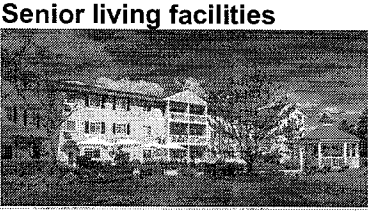


- I very much would like to live in the Township for the next 5-10 years
- I generally would like to live in the Township for the next 5-10 years
- I am neutral about living in the Township for the next 5-10 years
- I generally would like to live somewhere other than the Township for the next 5-10 years
- I very much would like to live somewhere other than the Township for the next 5-10 years

10. If you would like to live somewhere other than Casco Township in the future, where would you like to live and why?

Community _____ State _____
 Country _____

11. For each type of housing listed below, please indicate whether you feel Casco Township needs more, less, or has the right amount of it.

	We need more of this	We have the right amount	We need less of this	No opinion
Large sized single-family housing (>2,500 sq. ft) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medium sized single-family housing (1,500 sq. ft. – 2,500 sq. ft.) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small sized single-family housing (<1,500 sq. ft.) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex (2-unit structure) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Triplexes (3-unit structure) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quadplexes (4-unit structure) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attached townhouses or row houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

					
Apartment-style housing					
					
Senior living facilities					
					
Micro-housing (less than 500 sq. ft.)					
					
Accessory dwellings (grandparent flats, in-law suites, and rooms for rent within a house or above a garage, etc.)					
					

12. Over the past five years, do you believe the quality of life in the Township has improved, stayed about the same, or declined? Why?

- Improved
- Stayed about the same
- Declined

In one sentence, can you provide details as to why you think so?

13. Please rate the following potential initiatives for Casco Township.

	Extremely important	Important	Somewhat Important	Not Important At all	No Opinion
Provide bike lanes on roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Establish bicycle/walking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wider or more attractive sidewalks through business areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better maintenance for existing roads and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add signage that helps give direction to popular destinations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More crosswalks in between intersections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved streetscapes (street trees, landscaping, benches in commercial areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Making roadways accessible to all users (bikes, cars, pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eliminate gaps in sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve sidewalks and roads to allow ease of use for people of all abilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. As they relate to a sustainable environment, how important are each of following priorities for the Township over the next ten years?

	Extremely Important	Important	Somewhat Important	Not Important At all	No Opinion
Planting more trees along major roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planting more trees in Township parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land (sustainable land use, landscapes beneficial to ecosystems)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobility (active and efficient transportation, public and sustainable transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainable Community (health, safety, wellness, inclusive and equitability)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste & Recycling (material management, waste reduction and recycling)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water (distribute water efficiently, water quality, and manage stormwater)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. When shopping, dining, or going out for entertainment, what factors impact your spending decisions?

	Extremely Important	Important	Somewhat Important	Not Important At all	No Opinion
Appearance and ease of access of commercial business centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability to shop at unique local businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ability to park once and walk to multiple stores in a pleasant environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Availability to shop at national “name brand” stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Choice, price, and variety of available products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Businesses I want to patronize are conveniently located and easy to access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of sit-down restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Please rate the following potential economic initiatives for the Township.

	Extremely Important	Important	Somewhat Important	Not Important At all	No Opinion
Attract service and office businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attract research and development businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Requiring businesses to have less parking so that excess parking areas can be converted to green space or buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attract industrial and production businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attract distribution centers and warehousing businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage creative opportunities through design spaces, artisan workshops, galleries, performance spaces, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage retail businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage food service businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage start-up businesses and entrepreneurship	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thank you for completing the survey! We appreciate you taking the time to provide feedback that will help improve life in the Township for your friends, family, neighbors, and community.

If you would like to receive updates on the Master Plan project, please provide your email address below.

Name (print): _____

Email (print): _____

DRAFT 5-15-24

Chapter 19 - SIGN REQUIREMENTS

Sec. 19.01. - Sign regulations applicable to all districts.

- A. It shall be unlawful for any person to erect, place, maintain, or continue a sign upon any lands in the Township except in accordance with the provisions of this Ordinance.
- B. No sign shall be placed in, extend into, obstruct vision or a clear vision area described in Section 3.19.
- D. The leading edge of the sign shall be a minimum of 10/15? feet from any public or private road right-of way and side setback.
- E. Signs not exceed a total accumulation of 32 square feet.

Sec. 19.01. - Description and purpose.

The sign regulations of this Chapter are intended to protect and further the health, safety, and welfare of the residents of the Township; to maintain and improve the appearance of the Township; to conserve community character; to prevent traffic hazards; to provide safer conditions for pedestrians; and to promote economic development by regulating the construction, alteration, repair, maintenance, size, location, and number of signs. It is further determined that to allow signs of excessive number and size in the Township would unduly distract pedestrians and motorists, create a traffic hazard, and reduce the effectiveness of signs needed to direct the public. These regulations are intended to provide reasonable identification of businesses and other uses within the community, but are not intended to serve as a means of advertising.

Sec. 19.02. - Definitions.

For the purposes of the provisions of this Chapter related to signs, the following words and phrases are defined as follows:

Billboard means any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising a land use, business, service, entertainment, general message, product, or service that is not conducted on, related to, or available upon the lot upon which the structure is located, or products not primarily sold, manufactured, processed, or fabricated on such lot.

Freestanding sign means a sign not attached to a building or wall and which is supported by one or more poles or braces with a minimum ground clearance of eight feet.

Ground sign means a sign, the bottom of which is no more than 24 inches from the ground, which rests directly on the ground, or is supported by short poles or a base, and is not attached to a building or wall.

Location center means any two or more street addresses which meet one of the following:

- 1. Are located on a single lot;
- 2. Are connected by common walls, partitions, canopies, or other structural members to form a continuous building or group of buildings;
- 3. Are under one common ownership or management and have a common arrangement for the maintenance of their common grounds;
- 4. Share a common parking area; or
- 5. Otherwise present the appearance of a single, contiguous area.

Location center sign means a freestanding or ground sign identifying the name of a location center or one or more individual addresses within the location center.

Sign means a device, structure, fixture, or placard using graphics, symbols and written copy designed specifically for the purpose of identifying an establishment, product, service, commodity, or activity, or displaying or depicting other information, pertaining to the same lot as the lot where the sign is located (other than temporary signs, which shall not be so limited).

Sign area means the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of writing, representation, emblem, logo, or any other figure of similar character.

Temporary sign means a display, informational sign, banner, or other advertising device with or without a structural frame and intended for a limited period of display, including information for or concerning seasonal produce sales and public demonstrations, as well as decorative displays for holidays.

Wall sign means a sign painted or attached directly to and parallel to the exterior wall of a building, extending not greater than 12 inches from the exterior face of the wall to which it is attached.

Sec. 19.03. - Signs prohibited.

The following types of signs are expressly prohibited, unless otherwise exempted:

- A. Any sign that has flashing or blinking lights, excluding time and temperature signs which are permitted;
- B. Signs imitating or resembling official traffic signs or signals;
- C. Balloons, strings of light bulbs, pennants, streamers, or flags hung to draw attention to activities; and
- D. No vehicle which in the opinion of the Zoning Administrator has the intended function of acting as a sign and is parked in any area abutting a public or private road.

Sec. 19.04. - Signs exempted.

The following signs shall be exempt from the provisions of this Chapter:

- A. Signs erected or required to be erected by the Township, County, State, or the federal government;
- B. Signs for essential services;
- C. Historic designation markers, plaques, and informational resources;
- D. Incidental signs of not more than one square foot in area, attached to a mailbox, light fixture, or exterior wall;
- E. Window signs provided the total area of all signs within one foot of the window shall not obscure more than 50 percent of the window area;
- F. Internal signs on non-residential property no more than four square feet and not oriented toward a public right-of-way;
- G. Government or school flags;
- H. Temporary yard signs limited to one per lot, not more than six square feet in area, setback at least 10 feet from any lot line, and limited to not more than 45 days before or 15 days after an election; and
- I. Temporary yard signs on construction sites or lots for sale, not greater than 32 square feet in area, and limited to one sign in the agricultural and residential districts and one per street frontage in commercial and industrial districts.

Sec. 19.05. - Sign regulations applicable to all districts.

- A. It shall be unlawful for any person to erect, place, maintain, or continue a sign upon any lands in the Township except in accordance with the provisions of this Ordinance.
- B. All signs except temporary signs shall be stationary, securely anchored or fastened to the ground or structure, and designed and constructed to withstand a 90-mile-per-hour ground wind load.
- C. No sign shall be placed in, extend into, or obstruct a clear vision area described in Section 3.19.
- D. The leading edge of the sign shall be a minimum of ten feet from any public or private road right-of way.
- E. No wall sign shall project above the roof line.
- F. Temporary signs are subject to the following restrictions.
 - 1. A temporary sign shall only be displayed upon receipt of a permit issued by the Zoning Administrator.
 - 2. No temporary sign shall be displayed on any one lot for more than 30 consecutive days for any one permit period and no more than two permits shall be issued for any lot during any calendar year.
 - 3. Upon expiration of the permit, the sign shall be promptly removed by the permit holder.
 - 4. All temporary signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of area.
- G. Pole signs shall have a clear space of at least eight feet between the grade and the bottom of the sign to permit an unobstructed view for motorists and pedestrians.

Sec. 19.06. - Nonconforming signs.

- A. Nonconforming signs may not be expanded, enlarged, or extended, but they may be maintained and repaired so as to continue their useful life.
- B. A nonconforming sign may be diminished in size or dimension, or the copy on the sign may be amended or changed, without adversely affecting the status of the sign as a nonconforming sign.

Sec. 19.07. - Signs in agricultural and residential districts.

In addition to the requirements in Section 19.05, the following signs are permitted in agricultural and residential zoning districts.

AG, RR, LR, LDR, MDR, Districts	
Number	One non-illuminated sign per entrance road to a residential development, not exceeding two such signs per development
Size	Not to exceed 32 square feet in sign area
Location	To be set back a minimum of 15 feet from any lot line
Height	Maximum of six feet

Sign for lots in residential zoning districts not used for residential purposes	
Number	One non-illuminated ground sign and one wall sign per lot
Size	The ground sign may not exceed 32 square feet in sign area and the wall sign may be ten percent of the wall area but not exceeding 50 square feet in sign area
Location	Ground sign to be set back a minimum of 15 feet from any lot line
Height	Ground sign to be a maximum of six feet
Wall sign for any dwelling with a home occupation	
Number	One per lot
Size	Maximum four square feet in sign area
Sign for any lot used for agricultural production with a farm market	
Number	One non-illuminated sign per lot
Size	Not to exceed 32 square feet in sign area
Location	Minimum setback of 15 feet from any lot line
Height	Maximum of four feet

Sec. 19.08. - Signs in commercial and industrial districts.

In addition to the requirements in Section 19.05, the following signs are permitted in commercial zoning districts.

C-1, C-2 Districts	
Ground sign or freestanding sign	
Number	One per public or private road frontage, but not more than two signs total, provided that lots with two road frontages shall have a minimum width at each right-of-way line of at least 50 feet in order to have a second sign. No freestanding or ground sign shall be permitted for individual addresses within a location center.

Size	Maximum of 48 square feet in sign area for ground signs or 60 square feet for freestanding signs
Location	Minimum setback equal to half the required setback distance for the zoning district
Height	Maximum of six feet for ground signs or 25 feet for freestanding signs
Wall sign	
Number	One per lot, provided any lot with frontage on more than one public or private road may have one sign per road frontage of at least 50 feet in width. No more than one sign shall be permitted per wall face.
Size	Maximum ten percent of the portion of the wall area to which it is affixed, not to exceed a maximum of 100 square feet in sign area
Location	Mounted flat against the wall facing the road
Location center sign	
Number	One per public or private road frontage, but not more than two signs, provided that lots with two road frontages shall have a minimum width at each right-of-way line of at least 75 feet in order to have a second sign. No freestanding or ground sign shall be permitted for individual addresses within a location center.
Size	Maximum 60 square feet for ground signs or 80 square feet in sign area for freestanding signs
Location	Minimum setback equal to half the required setback distance for the zoning district
Height	Maximum of six feet for ground signs or 25 feet for freestanding signs
Billboard (within the C-2 District only)	
Number	One per lot
Size	Maximum 400 square feet, provided the vertical dimension shall not exceed 12 feet and the horizontal dimension shall not exceed 42 feet
Location	Minimum setback equal to the required setback distance for the zoning district and a minimum separation from any other billboard of 1,000 feet
Height	Maximum of 40 feet

In addition to the requirements in Section 19.05, the following signs are permitted in the Industrial District.

I, Industrial District	
Ground sign (no freestanding signs are permitted)	
Number	One per lot
Size	Maximum of 48 square feet in sign area
Location	Minimum setback 15 feet from any lot line
Height	Maximum of six feet
Wall Sign	
Number	One per public or private road frontage
Size	Maximum of ten percent of wall area to which the sign is affixed, not exceeding 100 square feet in sign area
Location	Mounted flat against wall facing road.
Billboard	
Number	One per lot
Size	Maximum of 400 square feet, provided the vertical dimension shall not exceed 12 feet and the horizontal dimension shall not exceed 42 feet
Location	Minimum setback equal to the required setback distance for the zoning district and a minimum separation from any other billboard of 1,000 feet
Height	Maximum of 40 feet

Itemized Zoning Report: Casco Township

Date	April 2024 (page 1 of 1)	Time
4/2	Office hours	1.75
4/3	A.C. VanderKolk, min dwell size, barndo	.25
4/3	Ms. Rendon, 1000 61 st St, pole barn regs, 60x100	.25
4/4	Bob, realtor, property for sale 7143 107 th , allowed uses, events	.25
4/4	Ben Mack, realtor, property for sale 7143 107 th , can property be split, allowed ADU	.25
4/5	Robert Hubbard, 70 Pershing, fence regs, possible variance for 4ft fence instead of 3ft	.25
4/9	Office hours	2.25
4/9	Rachel, property for sale, lot 24 Maple 760-024-00, what can build, etc	.25
4/9	Isaac Fleming, 651-003-00, what can do with land	.25
4/10	Chad M, setbacks corner lot Maple, add deck	.25
4/10	Kate Muszkiewicz, 180-046-00, setbacks and buildable regs	.25
4/10	AJ & Ashley Zink, property for sale 719-012-00, build regs etc	.25
4/11	PC agenda packet 4-17 meeting	.5
4/15	Jason Carlson, Century 21 realtor, 7143 107 th Ave, zoning	.25
4/16	Office hours	2.75
4/17	Dave Cunningham, accessory building regs, bathrooms etc	.25
4/17	ZBA public notice 5/9 meeting	.25
4/17	Valentine, campground regs, application process etc	.25
4/17	LeAnn Johnson, property for sale 68 th / 103 rd , concern with blight in the area	.25
4/17	Daniel, property for sale 1182 Hickory, build regs, etc	.25
4/22	Bill Armstrong, land div regs 643 Lakeshore Dr	.25
4/22	ZP, tbd Beachview (171-01) new res, Frogner	.25
4/22	Brad DeVries, Wightman, 7021 103 rd campground site plan regs	.25
4/22	John Kasishke, Lakeview, fence regs, where to measure from	.25
4/22	Rea, 033-029-00, ready to list property for sale, what can do with property, zoned AG	.25

Date		Time
4/23	Office hours	2.5
4/24	Basel Aqel, final site plan review letter, pc approved 3-20, private road	.25
4/25	Thomas Pile, lot combo approval, 402-006/019/020-00	.25
4/25	ZP 7210 Lakeview Ave, fence permit, Coulter	.25
4/25	Ryan Hall, Landtech, 7186 Cottage Ln, beach stairs setback regs, easement vs property line	.5
4/26	Trevor, North Cove Bldrs, 908 Adams, lake and street setbacks	.25
4/29	Marena, 603-001-00, buildable lot questions (lots of questions)	.25
4/29	Mervyn J Elliott: 603-001-00, shed regs, not a buildable parcel due to depth	.25
4/29	Bret, realtor, Silver Hawk, property for sale, housing types allowed, min size	.25
4/30	Office hours	2.25
4/30	Ryan Hall, Landtech, review survey for beach stairs, where to measure setback	.25
4/30	Kate Muszkiewicz, buildable and land div regs, 760-036-00; 074-015-00	.25
4/30	Zach Harrison, EGLE, 908 Adams Rd, front setback for new dwell and possible variance options to be closer to street	.25
4/30	Silva, 1000 61 st , pole barn regs, land div regs, zoning district	.25