

**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)





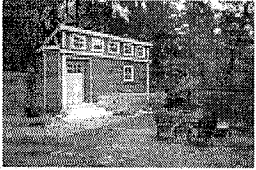

Quadplexes (4-unit structure)



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): _____

