

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 16, 2021
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) & Correspondence received
4. Approval of minutes:
 - a. 5/19/21 Regular meeting minutes
5. Public hearing – none
6. New Business:
 - a. Any other business that may come before the commission
7. Old Business:
 - a. Text amendment discussion - Winery and Lake Mich setback
 - b. Any other business that may come before the commission
8. Administrative Reports
 - a. Zoning Administrator – Apr&May
 - b. Township Board representative
 - c. ZBA representative
 - d. Water/Sewer representative
9. General Public Comment (2 minutes each)
10. Adjourn

Proposed Special Use Winery text – 4-21-21

Alcohol Production Facility

A facility for processing, bottling and selling of the product(s) made by the normal alcoholic fermentation of, including but not limited to, fruit, mead or honey, hops. Also known as winery, meadery, brewery, distillery.

3.45 Alcohol Production Facility

1. Minimum lot size for the facility shall be 3 acres and located in the Agricultural or Rural Residential districts.
2. Structures over 120 square feet must meet a minimum setback of 165 feet from all non-farm residences and/or 50 feet from property line. No parking shall be located within 50 feet of any property line.
3. The number of parking spaces shall comply with Article 18 for retail.
4. Signage shall comply with Article 19.
5. No more than 5000 sq ft shall be devoted to tasting room and retail sales.
6. Hours of operation shall be limited to 7:00a-10:00p
7. Entertainment functions are subject to an additional special use Special Events Venue and shall comply with the special land use provisions.

Draft text lake Michigan lots 4-21-21

LR-A

7A.03 District Regulations

** The front yard for Lake Michigan waterfront lots is considered to be the waterside of the lot and the road side; the table above reflects the standards for all types of lots. The front yard setback on lots adjacent to Lake Michigan shall have the minimum setback required by the Michigan Department of Environmental Quality ("MDEQ").

**** Per Section 3.09.B, the front yard for Lake Michigan waterfront lots is the water side and the road side. The water side setback on lots adjacent to Lake Michigan shall have the minimum setback required by the EGLE. If the lot is adjacent to Lake Michigan and is not regulated by the EGLE the water side setback shall be an average setback of 5 structures on both sides of the lot but shall not be less than 40/50 feet from the ordinary high water mark.**

LR-B

7B.03 District Regulations

** The front yard for Lake Michigan waterfront lots is considered to be the waterside of the lot and the road side; the table above reflects the standards for all types of lots. The front yard setback on lots adjacent to Lake Michigan shall have the minimum setback required by the Michigan Department of Environmental Quality ("MDEQ"). The front yard setback on lots adjacent to Lake Michigan without Michigan Department of Environmental Quality regulation shall be setback from the ordinary high water mark at a distance of 200 feet.

**** Per Section 3.09.B, the front yard for Lake Michigan waterfront lots is the water side and the road side. The water side setback on lots adjacent to Lake Michigan shall have the minimum setback required by the EGLE. If the lot is adjacent to Lake Michigan and is not regulated by the EGLE the water side setback shall be an average setback of 5 structures on both sides of the lot but shall not be less than 40/50 feet from the ordinary high water mark.**

LDR

Sec. 8.03. - District regulations

No building or structure, nor the enlargement of any building or structure, shall be erected unless the following yards, lot area, and building coverage requirements are provided and maintained in connection with such building or structure, or enlargement.

Low Density Residential (LDR) District

Minimum lot size	Public sanitary sewer available—10,000 square feet
	No public sanitary sewer available—20,000 square feet
Minimum lot width	Public sanitary sewer available—85 feet
	No public sanitary sewer available—100 feet
Front yard setback* **	30 feet if public sanitary sewer available; 50 feet if no public sanitary sewer available
Side yard setback	15 feet if public sanitary sewer available; 25 feet if no public sanitary sewer available
Width to depth ratio	1:4
Rear yard setback	40 feet
Maximum height of all buildings	35 feet
Maximum lot coverage	25 percent
Minimum dwelling unit size	1,000 square feet, with a minimum of 720 square feet on the ground floor story dwellings

* Also see Section 3.10—Additional Setbacks for Structures Adjacent to Major Roads.

** Per Section 3.09.B, the front yard for Lake Michigan waterfront lots is considered to be the waterside of the lot and the road side; the table above reflects the standards for all types of lots. The front yard setback on lots adjacent to Lake Michigan shall have the minimum setback required by the Michigan Department of Environmental Quality ("MDEQ"). The rear yard setback on lots adjacent to Lake Michigan without Michigan Department of Environmental Quality regulation shall be setback from the ordinary high water mark at a distance of 200 feet.

**** Per Section 3.09.B, the front yard for Lake Michigan waterfront lots is the water side and the road side. The water side setback on lots adjacent to Lake Michigan shall have the minimum setback required by the EGLE. If the lot is adjacent to Lake Michigan and is not regulated by the EGLE the water side setback shall be an average setback of 5 structures on both sides of the lot but shall not be less than 40/50 feet from the ordinary high water mark.**

update 4-21-21

Casco Township Planning Commission
Future Projects / Amendments
This list is generate by Tasha Smalley - ZA

✓ Winery provision for SLU - the ZO does not currently have provisions for Winery; existing ones were approved under an incorrect avenue (farm market)

Drainage issue / storm water retention - finish text

✓ LR-A, LR-B, LDR Lake Mich setback 200ft when not regulated by EGLE - take average setback of the 5 adjacent dwellings on each side

✓ 15.030 farm market should not be a SLU, violates GAAMP; remove as SLU, move to General Provisions

19 Signs - review for compliance of new caselaw (attorney already drafted)

Ag District; commercial uses; farm repair, greenhouse/retail

MZEA updated March 2019, go thru ordinance for updates; revised definitions and new regulation - child care center, adult foster care, foster care; references from DEQ to EGLE

✓ Campground - 2 phase for store, any # of lots 1000 sq ft; over 60 lots not to exceed 2500 sq ft

3.23 Projections in yards - needs clarification; does apply to 3.28; D. really needs reorganizing

3.07 Access Bldg - Should reference 3.28 and vice versa

3.20 Min dwell regs; Pole type dwellings; lower size

3.26 Private Road; possible 33ft easement instead of 66ft

3.40 Shared driveway; add to other zoning districts

3.34 Temp dwelling not allowed; reconstruct after fire, etc

Michigan Township Services Allegan

111 Grand

invoice

Date	Invoice #
5/5/2021	3659

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
0.5	Zoning April 2021 4-1 zba meeting	48.00	24.00
1.5	4-12 PC packet, 397blue star, campground, review, 300ft,	48.00	72.00
0.25	4-12 Schutter Bros, 6159 Baseline ZP pole barn	48.00	12.00
0.25	4-12 Greg Haas Glennshores lots 279-181, division regulations	48.00	12.00
0.25	4-12 Jim Reynolds 880 Blue Star, info for permits to move house off bluff	48.00	12.00
0.25	4-12 Joe Earl 507 Kitty Hawk, zoning	48.00	12.00
0.25	4-12 LeAnne Johnson, 032-001-20 number of splits available	48.00	12.00
0.25	4-12 Lois Schwartz, patio setbacks, 3.23 project into yards	48.00	12.00
2	4-13 office hours	48.00	96.00
0.25	4-14 Sandy OBrien MMF and AUF regs	48.00	12.00
0.25	4-14 Dan Zwar 692 64th, add to garage questions, setbacks	48.00	12.00
0.25	4-14 Josh Woods, pole barn regs, setbacks, size limits	48.00	12.00
0.25	4-14 Mary Hawkins, Nederveld, 7155 Windcliff, setback verifaction	48.00	12.00
1.5	4-14 ZBA packet 1198 Cherry, up coming meeting 4-29	48.00	72.00
2	4-20 office hours	48.00	96.00
0.25	4-21 LeAnne Johnson, 006-011-10, zoning and allowed uses	48.00	12.00

Total

Michigan Township Services Allegan

111 Grand

Invoice

Date	Invoice #
5/5/2021	3659

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
0.25	4-21 Katie Muszkiewicz 006-011-10 zoning	48.00	12.00
0.25	4-21 Phil Kayse 40 Columbine, front setback, porch addition	48.00	12.00
3	4-21 Planning Commission meeting	48.00	144.00
0.5	4-23 Robert Gabriel 78 Pershing, possible variance needed to move out of wetlands and closer to south property and road. several emails of questions	48.00	24.00
0.25	4-26 Nathan Avery 1015 70th, min lot size, shared driveway regs	48.00	12.00
0.25	4-26 Andy, Louiver Custom Homes, 610-001-00 setbacks	48.00	12.00
0.25	4-26 Trish Hielkema 7095 Orchard, allowed uses; asked about weddings	48.00	12.00
2	4-27 office hours	48.00	96.00
0.25	4-29 Greg Ruppert 514 Kitty Hawk, boundary line adjust approval	48.00	12.00
0.5	4-29 ZBA meeting	48.00	24.00
		Total	\$852.00

Michigan Township Services Allegan

111 Grand

Invoice

Date	Invoice #
6/4/2021	3677

257
P.O.
Feb

Bill To
Cascob Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Zoning May 2021		
0.25	5/3 Matlin, 1198 Cherry, zba approval ZP garage	48.00	12.00
0.25	5/3 Mike Widdes 610-001-00, setbacks with 3 fronts	48.00	12.00
0.25	5/3 Jim, Coldwell, 7247 Lakeview pool setbacks	48.00	12.00
2	5/4 office hours	48.00	96.00
0.25	5/5 Joe, Pershing St, setbacks, fence, garden, house	48.00	12.00
0.25	5/6 Select Builders, pole barn setbacks	48.00	12.00
0.25	5/6 Val, Miami Park beach stair regs	48.00	12.00
2	5/10 Aquel, VL 700 Blue Star, ZBA packet (review, 300ft, PN, copy, mail) meeting 5/24	48.00	96.00
2	5/11 office hours	48.00	96.00
0.25	5/12 Kelly Dewey, 062-007-10 min dwell regs, setbacks, etc	48.00	12.00
0.25	5/13 Sandra Brown, 45 Blue Star, cell tower regs	48.00	12.00
1	5/14 Bob Hartman, several emails re: lakeshore EGLE setback regs, pool setbacks regs not in HRE	48.00	48.00
0.25	5/14 Jared Kalina, 94 Pershing, fence permit	48.00	12.00
0.25	5/17 Lori Hannan 063-001-00 number of div allowed	48.00	12.00
2	5/18 office hours	48.00	96.00

Total

Michigan Township Services Allegan

111 Grand

Invoice

Date	Invoice #
6/4/2021	3677

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	5/19 Reynolds zba packet 880 Blue Star (review, 300ft, PN, copy, mail, etc) meeting 6/14	48.00	48.00
4	5/19 Planning Commission meeting	48.00	192.00
0.25	5/24 Brian Murphy, lot coverage definition and regulation	48.00	12.00
0.25	5/24 Jason Brush, 7269 Lincoln, ZP deck	48.00	12.00
2	5/25 office hours	48.00	96.00
0.25	5/25 Rich Bloem 7433 Baseline, setbacks new res	48.00	12.00
0.25	5/28 Mark Lawrence, 001-014-00, zoning	48.00	12.00
Total			\$936.00