

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

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

TO: THE RESIDENTS AND PROPERTY OWNERS OF CASCO TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

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, July 15, 2020 at 6:00 p.m. 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. Zoning Ordinance amendment to add to Section 2.08 G Definitions; glare;  
2.15 N Nuisance
2. to amend Section 3.29A4 Rental of single family dwellings, add "and have a setback of 25' from a property line";
3. to amend Section 3.30 Excavations add A. in part... to protect properties from drainage and water run off of adjacent properties.
4. to amend Section 15.03D, Special Use, Bed and Breakfast, update the provisions

Any other business that may come before the Planning Commission

PLEASE TAKE FURTHER NOTICE that the proposed text can be viewed at [cascotownship.info](http://cascotownship.info) or contacting the Zoning Administrator 1-800-626-5964 or [mtsalleghan@frontier.com](mailto:mtsalleghan@frontier.com) and will also be available at the time and place of the hearing.

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 and will also be received by the Planning Commission at 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**  
Proposed Text Amendments to Zoning Ordinance  
July 15, 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
  1. Proposed Zoning Ordinance amendments:
    - a. to add to Section 2.08 G Definitions; glare; 2.15 N Nuisance
    - b. Section 3.29A4 Rental of single family dwellings, add “and have a setback of 25’ from a property line”;
    - c. Section 3.30 Excavations add A. in part... to protect properties from drainage and water run off of adjacent properties.
    - d. Section 15.03D, Special Use, Bed and Breakfast, update the provisions

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*

Draft

Casco Township Planning Commission  
Public Hearing  
Amend Site Plan Existing Special Land Use  
June 17, 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 and Greg Knisley

**Absent:** None

**Also present:** Zoning Administrator Tasha Smalley, Applicants Bruce and Peggy VanWagoner, and Recording Secretary, Janet Chambers and Kathy Stanton.

1. **Call to order:** The meeting was called to order at 6:00 PM by Chairman Campbell
2. **Review and Approve Agenda:** A motion by Adamson, supported by Hughes to approve the agenda. Roll call vote: Campbell-yes; Adamson-yes; Litts-yes, Graff-yes; Hughes-yes, Fleming-yes, Knisley-yes. MSC.
3. **Public comment:** None
4. **Overview of the Public Hearing notice (Attachment #1):** Published in the South Haven Tribune on May 31, 2020.
5. **Open Public Hearing: The public hearing was opened at 6:02 PM.**  
**VanWagoner at 1073 62<sup>nd</sup> Street, 02-001-007-2. Amend site plan to an existing Special Events Venue SLU (9-5-18):**
  - A. **Applicants present brief description of proposal:** Peggy and Bruce VanWagoner were invited to explain their request. They would like to build a pavilion with storage area. It would be for rain cover and storage of tables and chairs.
  - B. **Public Comment:** None
  - C. **Planning Commission comments/questions:** Campbell asked if there were changes to the original application, or the facility itself? And what kind of storage it would be? VanWagoner said it would be tables and chairs.

Knisley asked if it is required to do an update if it is just for storage. The Zoning Administrator said it was not on the initial site plan, and there is going to be an open pavilion for people. That is why it requires an amendment.

Smalley has received the SHAES review. They have signed off on it and Smalley will email it to commissioners.

- D. **Final comments / questions:**

6. **Close Public Hearing:** A motion by Litts, supported by Hughes to approve Chapter 17 Site Plan Review as one item. Roll call vote: Campbell-yes; Adamson-yes; Litts-yes, Graff-yes; Hughes-yes, Fleming-yes, Knisley-yes. MSC.

Campbell asked for questions in 17.03 c or 17.07.

Graff had two conditions. 17.03 c #3, current date on site plan and #4 the name of the owners on the site plan.

A motion by Graff, supported by Knisley, because the applicants have met conditions in Chapter 17.03 C and 17.07, to approve Chapter 17 with the following conditions:

- 17.03 c 3 current date on site plan;
- 1703 c 4 name of the owners on the site plan;
- update initial site plan adding new building with sizes and setbacks from existing buildings;
- remove all references to “proposed” on items that have been completed;
- add number of parking spaces and size of parking spaces to parking lot area on site plan.

Roll call vote: Campbell-yes; Adamson-yes; Litts-yes, Graff-yes; Hughes-yes, Fleming-yes, Knisley-yes. MSC

7. **Discussion and decision:** Chapter 15 Section 15.03 UU Specific Use for Special Events Venue, Questions on Specific Standards 1 -12. Graff questioned why we go through the amendment as if it were a new project? Smalley said the ordinance says an amendment goes through the same process as an original request.

Campbell asked if there were questions on 15.02 c General Standards or 15.03uu Specific Standards.

A motion was made by Adamson, supported by Knisley, that because Chapter 15.2c General Standards and 15.03uu Specific Use standards are complied with, the applicant meets the conditions of Chapter 15. Roll call vote: Campbell-yes; Adamson-yes; Litts-yes, Graff-yes; Hughes-yes, Fleming-yes, Knisley-yes.

8. Adjournment of Public Hearing: 6:20
9. Open regular scheduled Planning Commission meeting.

Attachment #1: Public Notice

Attachment #2: Memo from Zoning Administrator

Attachment #3: Application Peggy & Bruce Van Wagoner

Attachment #4: Minutes of Special meeting, September 5, 2018, where Special Events Venue was originally granted.

Minutes prepared by Janet Chambers, Recording Secretary

Draft

Regular Meeting of  
Casco Township Planning Commission  
June 17, 2020  
Following Special Meeting

**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 and Greg Knisley.

**Absent:** None

**Also Present:** Zoning Administrator Tasha Smalley and Recording Secretary Janet Chambers

1. **Call to order and review agenda:** Chairman Campbell called the meeting to order at 6:22 PM and reviewed the agenda. A motion by Fleming, supported by Hughes to approve agenda as presented. Roll call vote: Campbell – yes; Adamson – yes; Litts – yes; Graff – yes; Hughes – yes; Fleming – yes; Knisley – yes. MSC.
2. **Interested Citizens in the audience will be heard on items NOT on the Agenda & Public correspondence received:** None
3. **Accept minutes:**
  - A. **5/20/2020 Special Seedling LLC Venue Site Plan (Attachment #1):** A motion by Fleming, supported by Hughes to approve minutes of the Special meeting of 5/20/2020 as presented. Roll Call Vote: Campbell – yes; Adamson – yes; Litts – yes; Graff – yes; Hughes – yes; Fleming – yes; Knisley – yes. MSC.
  - B. **5/20/2020 Regular Meeting (Attachment #2):**

A motion by Fleming, supported by Hughes to approve minutes of the 5/20/2020 Regular Meeting. Roll call vote: Campbell – yes; Adamson – yes; Litts – yes; Graff – yes; Hughes – yes; Fleming – yes; Knisley – yes. Minutes approved with the following corrections:

    - \* Page 2, 8<sup>th</sup> paragraph, 2<sup>nd</sup> sentence regarding when a Zoning Compliance Permit is required: Smalley said anything less than **\$200 sq. ft.** requires the Compliance Permit, and anything over **\$200 sq. ft.** requires a building permit.
    - \* Page 3; 1<sup>st</sup> paragraph, regarding the “Stay at Home” order resulting an increase in domestic violence & increased parenting needs, the following will be added to clarify: Because Casco is so far from the County Seat, ***the Allegan County Legal Services will hold*** a pilot program in Casco on a monthly basis.
    - \* Page 3, 1<sup>st</sup> paragraph, 7<sup>th</sup> line the word resolution will change to recommendation and the following sentence changed to clarify: Drain Commissioner made a ***resolution recommendation*** to do maintenance on Sun & Sand Drain district. ***It will cost more than money allocated for the job, and the balance will be the responsibility of Casco and citizens in the district.*** ~~The Casco Board approved a motion to complete the drain work and assess property owners.~~

4. May 20, 2020 Calendar Review (Campbell): July 15<sup>th</sup> will be a public hearing followed by a brief regular meeting. Campbell asked the Zoning Administrator if there were any applications requiring a July 22<sup>nd</sup> meeting. There was not.

5. Administrative Reports

A. Annual PC 2019 (Smalley) (Attachment #3): Campbell asked Smalley about the request at 700 Blue Star Hwy. Smalley said Brian Silvernail was inquiring about what is allowed in the district.

Graff asked about Joe Darby on Lake Michigan Drive getting a zoning permit to move a house. Graff asked if there was room to move the house. Smalley said yes, there is over 200'.

Fleming asked about inquiries on a B&B and other allowed uses at 7073 Baseline. Smalley said they just wanted to know what would be allowed.

B. ZBA Chair (Hughes): No meetings since last report.

C. Water/Sewer Representative (Adamson): No meeting since last report.

D. Township Board Representative (Graff): Graff reported on the 6/15/2020 Board meeting including the following:

\* Officer Katje said the County and Casco policing is going back to normal functions after changes were made due to Covid-19.

\*Regarding the upcoming August 4<sup>th</sup> election, voting will take place at the Township Hall, and absentee ballots will be available to every voter. There is one person who has requested to be a challenger.

\*Improvements to stairs and plantings on 1<sup>st</sup> Street access were completed. A bid of \$2100 was approved for seasonal maintenance at the Preserve as well as \$3825 for cutting and removal of 13 trees. The Porta potty near the bluff will be removed due to there being no access to the beach.

\*The Board approved a \$36,000 per year contract for the next 3 years for assessing services.

\*The Board approved an annual payment of \$3,000 for Allegan County Legal Aid services to be provided free to Casco and Allegan County residents.

\*The Board approved a resolution from SHAWSA to apply for a CARES grant for \$5,500,000 for rehabilitation of the system standpipe.

\*There was a major bluff slide at Miami Park near Beach Street. The Road Commission is evaluating the street for safety.

6. Old Business:

A. Annual PC 2019 Minutes Certification per Bylaws (Smalley): Smalley verified that all minutes are safely stored and complete for 2019.

B. ZO Amendments Public Hearing(s) July 15<sup>th</sup>, 2020 (Campbell/Smalley)

i. Excavations (Sec. 3.30.A) (Attachment 4): Smalley prepared two versions, Text I with an intent paragraph and Text II without. Graff recommended deleting the word

“undeveloped” in the intent paragraph. After discussion it was decided to go with Text I, with the intent paragraph, and the word “undeveloped” left out.

- ii. Definitions – Section 3.08 Glare, Sec. 3.08 Grade, final, Sec. 2.a5 Nuisance (Attachment #5): Chairman Campbell did a search for the number of times Glare and Nuisance appeared in the ordinance. Glare appeared 9 times and nuisance appeared 7 times. It was decided they were significant enough in the ordinance to warrant a definition.

Discussion ensued on “Final Grade” definition. After discussion, it was decided to leave Final Grade out of definitions.

Fleming said in the definition of “Nuisance” 4<sup>th</sup> line down, the word “of” needs to be removed or the word “affects” needs to be “effects”. Smalley will look at it.

- iii. Rental of single-family dwellings: fire pit (Sec. 3.39.A.4) Chairman Campbell said this is the same wording the Planning Commission discussed previously, just waiting until there were enough items to move forward with.
- iv. Bed & Breakfast Establishments (Sec 15.03.D) (Attachment #7) Discussion ensued about the differences in what exists and what is proposed. Campbell said #11 is new. #10 Exterior refuse containers were previously referred to as storage facilities. #9 did not change. #8 bakeries were deleted and for guests only was added. #7 No change. #8 was changed to comply with State laws from 10 guest rooms to 9 guest rooms and owner.

Discussion ensued about why rooms should not have a sink or bar sink. Smalley said “no sink” or bar sink” applies to unattached buildings. Smalley said the reason for no sink is to keep it from being a residence.

Rules on being 750’ away from an existing Bed and Breakfasts has been deleted. Parking in B&B is not subject to Special Use approval.

Chairman Campbell said a Public Hearing could be scheduled for all for of these changes. There may not be much of a regular meeting other than approval of minutes.

Chairman Campbell said it needed to be decided if the meeting would be a virtual meeting. Smalley said it would depend on the Governor’s orders. Wearing masks and social distancing would still be in effect.

Discussion ensued about how to make a virtual meeting go smoothly, and how to handle public questions. Ideas were moving the computer to face the public when they speak, adding a microphone(s), and / or multiple computers. With the current setup, not everyone can be seen without moving the computer back and forth. A screen showing documents would be nice. Campbell said they will speak to Kathy

Stanton about how to make it work. He added Zoom meetings are taped if anything needs clarification. Kathy Stanton said she can make something work.

At the conclusion of the discussion it was decided that Graff will bring updating technology to the board.

Knisley said it should not be a casual comment to the board about technology. We need to let the board know that something must be done about technology and something needs to be done soon.

Chairman Campbell asked members who would be Zooming and who would be present at the township hall. Judy, Lou, and Janet will Zoom. Greg will either Zoom or be present. Dave Campbell, Dave Hughes, Andy and Dan and Tasha will be at the hall.

- C. 2020 Planning Commission Annual Report (Campbell) (Attachment #8): Campbell provided an annual report of the PC.
- D. Any old business that may come before the Commission. None
- 7. New Business: Graff would like Smalley to recommend to PC members what she feels needs to be looked at in the ordinance.
- 8. General Public Comment: None
- 9. Adjourn: The meeting was adjourned at 7:32 pm.

Attachment #1: Minutes of 5/20/2020 Special Meeting Seedlings Venue Site Plan

Attachment #2: Minutes of 5/20/2020 Regular Meeting

Attachment # 3: Zoning Administrator Report

Attachment #4: Proposed change Excavations (Sec. 3.30.A)

Attachment #5: Proposed change Definitions (Sec 2.08 and 2.15)

Attachment #6: Proposed change to Fire pits in rentals (Sec. 3.30.A.4)

Attachment #7: Proposed change to Bed & Breakfast Establishments (Sec. 15.03.D)

Attachment #8: 2020 Planning Commission Annual Report

Minutes prepared by Janet Chambers, Recording Secretary



## **Proposed Definitions:**

Sec 2.08 G Glare. The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Sec 2.15 N Nuisance. Is an offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeated invasion of any physical characteristics of activity or use across a property line which can be perceived by or effects of a human being, or the generation of an excessive or concentrated movement of people or things including but not limited to: noise, dust, smoke, odor, glare, fumes, flashes, vibrations, objectionable effluent, water drainage or storm water run-off.

**Section 3.30 Excavations  
Proposed Text**

**3.30 EXCAVATIONS**

**A.** Intent: To protect the public health, safety, and welfare of Casco Township Residents. The proposed amendments are intended to address the issue of water drainage impacting adjacent properties of surrounding lots in our residential neighborhoods resulting from new home construction and/or home expansion.

In order to protect adjacent properties and to provide adequate drainage of surface water and storm water run-off, the final grade shall be designed and landscaped such that storm water run-off is managed in a manner which does not create a nuisance for adjacent properties for all earth moving activities in the LDR, LR-A, LR-B, MDR zoning districts.

1. The Zoning Compliance Permit applicant acknowledges that by submitting the "Application" they are familiar with Zoning Ordinance Section 3.30-Excavations and their responsibilities for adequate drainage of surface and storm water run-off related to the planning of construction.
2. The Zoning Administrator will do an onsite inspection of the building site before issuing a Zoning Compliance Permit. The Administrator will take pictures and make notes regarding the review that will become part of the application and permanent file.
3. The Zoning Administrator will make a post construction inspection of the building site and take pictures for the permanent file before the Building Official issues the Certificate of Occupancy.

**B.** Topsoil or sand may be removed from a lot for the purpose of erecting or constructing a building, structure or pond on the lot, provided that a permit is first obtained from the Zoning Administrator. If any removal from a parcel exceeds 500 cubic yards of material, then the applicant shall comply with the provisions of Section 15.03.DD. In addition, topsoil or sand may be moved from one part of the lot to another part of the lot if such action will not cause, or be likely to cause, sand blow, stagnant water pools, or possible future injury to adjoining properties. A permit shall be required from the Township if the property affected is over one acre in size.

Appeals as a matter for decision pursuant to Section 20 of the Zoning Act (MCL 125.290). In considering such authorization, the Zoning Board of Appeals shall consider the following standards:

1. Whether the extension or enlargement will substantially extend the probable duration of the nonconforming use; and
  2. Whether the extension or enlargement will interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned or with the use of such other properties in compliance with this Ordinance.
- (Ord. No. O31819-2, § 1, 3-18-2019; Ord. No. O31819-3, § 2, 3-18-2019)

**Sec. 3.29. Clearing of land.**

Unless associated with a bona fide forestry, or agricultural practice or public works project (such as the installation of utilities or other similar activities conducted by, or on behalf of the State, Federal government, County, or the Township), it shall be unlawful for any person to engage in land clearing of over one acre, including grading, stripping and removing of topsoil or existing vegetation, from any site, parcel, or lot within the Township without first receiving appropriate development approval, such as but not limited to site plan review, special use, planned unit development, or subdivision approval.

**Sec. 3.30. Excavations.** *current*

Topsoil or sand may be removed from a lot for the purpose of erecting or constructing a building, structure or pond on the lot, provided that a permit is first obtained from the Zoning Administrator. If any removal from a parcel exceeds 500 cubic yards of material, then the applicant shall comply with the provisions of Section 15.03.DD. In addition, topsoil or sand may be moved from one part of the lot to another part of the lot if such action will not cause, or be likely to cause, sand blow, stagnant water pools, or possible future injury to adjoining properties. A permit shall be required from the Township if the property affected is over one acre in size.

**Sec. 3.31. Hazardous materials.**

The accessory storage of hazardous substances shall be subject to the following provisions:

- A. No loading/unloading shall take place in the front yard of any use in any zoning district.
- B. A description of any hazardous substances expected to be used, stored or disposed of on the site shall be provided to the Township. The information shall describe the type of materials, location within the site and method of containment.
- C. Documentation of compliance with Federal and State requirements, and a Pollution Incident Prevention Plan (PIPP), shall be submitted to the Township, as appropriate.
- D. Any discharge of wastewater to a storm sewer, drain, lake, stream or other surface water shall be documented and appropriate permits obtained from the Department of Environmental Quality, Surface Water Quality Division. Any discharge of liquids, sludges, wastewater or wastewater residuals into or onto the ground shall be documented and appropriate permits obtained from the Department of Environmental Quality, Waste Management Division.

Section 3.39 Rental single family dwellings  
Proposed text

**Sec. 3.39. - Rental of single-family dwellings.**

All short-term and long-term rentals as defined in Chapter 2 shall be subject to the following regulations and performance standards:

**A. Regulations applicable to short-term and long-term rentals:**

1. *Lighting.* All lighting on the lot shall be fully cut-off, downward-facing, dark-sky compliant, and shall not cast glare or light beyond any lot line.
2. *Parking.* Parking shall comply with the standards of Chapter 18 and Section 3.24.
3. *Signage.* Signage, if permitted, shall comply with the standards of Section 19.07.
4. *Fire pit.* A fire pit shall not be less than 25 feet from any structure or building or combustible materials *“and have a setback of 25’ from property line”*. The maximum size shall be three feet wide by two feet high, per the regulations set forth by SHAES (South Haven Area Emergency Services or any successor organization) as of November 1, 2017, or as amended.
5. *Tents.* Beach tents or camping tents shall not be permitted between sunset and sunrise.
6. *Accessory uses.* Accessory uses shall be regulated by applicable Township ordinances, including all requirements of this Ordinance.

3. *Exempt divisions under the State Land Division Act:* The applicant shall indicate on the land division application form when submitting the application to the Zoning Administrator if the landowner chooses to exercise the Open Space Preservation option.
- E. Mandatory inclusion of existing regulated floodplains, critical sand dunes, high risk erosion areas, wetlands, areas of open waters, and drainage ravines in open space preservation. The inclusion of existing regulated floodplains, wetlands, critical sand dunes, high risk erosion areas, areas of open water and drainage ravines in developable lots under this Open Space Preservation Section is hereby prohibited except where over 50 percent of the parent parcel is composed of such areas. When over 50 percent of the parent parcel contains such environmentally sensitive areas all proposed land divisions or condominium units shall be reviewed by the Planning Commission, which shall ensure that no more than the minimum impact upon such areas is approved. Applications for land divisions or condominium units that include floodplains, wetlands, critical dunes, high risk erosion areas or open water shall include review(s) by the appropriate divisions of the Michigan Department of Environmental Quality or successor agency.

*X* **Sec. 3.39. Rental of single-family dwellings.** *current*

All short-term and long-term rentals as defined in Chapter 2 shall be subject to the following regulations and performance standards:

- A. Regulations applicable to short-term and long-term rentals:
  1. *Lighting.* All lighting on the lot shall be fully cut-off, downward-facing, dark-sky compliant, and shall not cast glare or light beyond any lot line.
  2. *Parking.* Parking shall comply with the standards of Chapter 18 and Section 3.24.
  3. *Signage.* Signage, if permitted, shall comply with the standards of Section 19.07.
  4. *Fire pit.* A fire pit shall not be less than 25 feet from any structure or building or combustible materials. The maximum size shall be three feet wide by two feet high, per the regulations set forth by SHAES (South Haven Area Emergency Services or any successor organization) as of November 1, 2017, or as amended.
  5. *Tents.* Beach tents or camping tents shall not be permitted between sunset and sunrise.
  6. *Accessory uses.* Accessory uses shall be regulated by applicable Township ordinances, including all requirements of this Ordinance.

(Ord. No. O21918-2, § 7, 1-24-2018)

**Sec. 3.40. Shared driveways.**

A. *Purpose.* The Township determines that it is in the best interest of the community to regulate the construction, improvement, extension, relocation, and use of shared driveways. Shared driveways are only permitted in the AG and RR Districts. These provisions have been enacted to assure that proposed shared driveways:

1. Will not be detrimental to the public health, safety, or general welfare;

**Section 15.03D Special Use Bed & Breakfast  
Proposed Text**

- D. Bed and breakfasts establishments
1. The use shall only be established in a detached single family dwelling.
  2. The establishment shall be inhabited by the owner or innkeeper.
  3. The establishment shall be directly serviced by public water and sanitary sewer services, or such private water and sanitary sewer systems approved by the Allegan County Health Department.
  4. The establishment shall be located on property with direct access to a public road.
  5. Parking shall be located to minimize negative impacts on adjacent properties. All parking areas shall be setback ten (10) feet from any side or rear lot line and there shall be a six (6) foot high fence between such parking area and any adjacent dwelling within fifty (50) feet of the parking area.
  6. The number of guest rooms in the establishment shall not exceed nine (9) . Guest rooms may be in an unattached building located on the same property and shall not have a kitchen or bar sink. In no case shall the total number of guest rooms exceed nine (9).
  7. One (1) sign shall be allowed for identification purposes. The sign shall not exceed sixteen (16) square feet in area, and may not exceed four (4) feet in height. If illuminated, the illumination shall only be of an indirect nature; internally lighted signs are not permitted. The sign shall be set back at least one-half (1/2) of the front yard setback area of the zoning district in which the use is located, and shall be located at least fifteen (15) feet from any side or rear lot line.
  8. Accessory retail or service uses, including but not limited to gift shops, art studios, wine tasting, antique shops, and other uses may be permitted provided the retail and services are only for guest.
  9. Meals may be served only to residents, employees, family members, and overnight guests.
  10. Exterior refuse containers beyond what might normally be expected for a single-family dwelling are prohibited.
  11. Any other federal, state, county or local permit that may be required must be obtained and copies of the permits be submitted to the zoning administrator. Including but not limited to, health department for kitchen, state license to operate the bed and breakfast.

2. The proposed site shall front upon and have direct access to a paved County primary road.
3. Where the site abuts a residential zoning district, a buffer zone shall be provided along that property line. Grass, plant materials, and sight-obscuring fences or walls, of a type approved by the Planning Commission, shall be placed within the buffer.

Bed and breakfast establishments

CURRENT

1. The use shall only be established in a detached single family dwelling.
2. The establishment shall be directly serviced by public water and public sanitary sewer services, or such private water and sanitary sewer systems as approved by the Allegan County Health Department.
3. The establishment shall be located on property with direct access to a paved public road.
4. Parking shall be located to minimize negative impacts on adjacent properties. For bed and breakfast establishments not subject to special use approval all parking areas shall be setback ten (10) feet from any side or rear lot line and there shall be a six (6) foot high fence between such parking area and any adjacent property within fifty (50) feet of the parking area.
5. The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each ten thousand (10,000) square feet or fraction thereof by which the lot area of the use exceeds one (1) acre, not to exceed ten (10) guest rooms in any case.
6. One (1) sign shall be allowed for identification purposes. The sign shall not exceed sixteen (16) square feet in area, and may not exceed four (4) feet in height. If illuminated, the illumination shall only be of an indirect nature; internally lighted signs are not permitted. The sign shall be set back at least one-half (1/2) of the front yard setback area of the zoning district in which the use is located, and shall be located at least fifteen (15) feet from any side or rear lot line.
7. The establishment shall be inhabited by the operator.
8. Accessory retail or service uses, including but not limited to gift shops, art studios, wine tasting, antique shops, bakeries, and other similar uses may be permitted provided they are cumulatively no more than three thousand (3,000) square feet in area.
9. Meals may be served only to the operator's family, employees, and overnight guests.
10. No such use shall be permitted on any property where there exists more than one (1) other bed-and-breakfast establishment within seven hundred fifty (750) feet, measured between the closest property lines.
11. Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited.

Special use  
15.03 D.