

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 19, 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. 5/15/24 meeting
6. Public hearing – none
7. New Business:
 - a. Matt Marcarian, 7233 Orchard, would like to discuss “Sport Court” concerns; and how to regulate – specifically Pickleball Court, {but all Sport Courts would apply (tennis, basketball, etc)}
 - b. Minor site plan amendment, 154 68th St (0302-032-001-02) Irene Woods, The Fields Campground, add a 16x33 swimming pool and 9x10 mechanical room
 - c. Any other business that may come before the commission
8. Old Business:
 - a. Draft sign ordinance
 - b. Master Plan – go through the current MP, discuss to keep same text or update.
 - c. 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 July 17, 2024 6:00PM

Draft

Casco Township Planning Commission

Regular Meeting

May 15th 2024

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Dian **Liepe**, Dan **Fleming**, Greg **Knisley**, Kelly **Hecker**, Irene **Wood**

Members Absent: Ryan **Brush**

Audience: Allan **Overhiser**, Dave & Mary **Campbell**, Nathan **Hagger**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:00PM

2. Review and approve agenda: A motion was made by **Liepe** to approve the agenda, supported by **Fleming**. All in favor. Motion carried.

3. Public comment:

Dave **Campbell** requested that Mary **Campbell** be added as an attendee to the April 17th 2024 meeting minutes.

Hagger commented that, as a cyclist, he would suggest that wider road shoulders would be an improvement to the township area.

4. Correspondence: None

5. Approval of Minutes:

A motion was made by **Fleming** to approve the April 17th, 2024 Regular Meeting minutes, with Corrections; supported by **Knisley**. All in favor. Motion carried.

6. Public Hearing: None

7. New Business: None

8. Old Business:

a. Master Plan – go over the draft survey

Litts thinks aspects like housing availability, access to public sewer and water facilities and natural gas, high-speed internet and cell phone service, public beach access, parks and

playgrounds, senior services and township infrastructures like the township hall should be added to the survey questions.

Liepe thinks community activities should be broken down into age groups like kids, adults, seniors and maybe by relationship/family status. **Liepe** would also like input on the idea of a community pool. **Hecker** also thought the questions should be more specific but **Litts** disagreed and thinks that the questions should be more general.

Litts asked if there would be a QR code on the newsletter that was being sent out. **Smalley** responded that there would be, and that it would link them to an online survey.

It was decided to move the 3rd question on # 1 to #2. The PC also wants to add a box “please explain” to #5 so the responders can describe why they think quality of life in the township has improved, stayed the same or declined. The PC would also like a “please explain” line or a “comment” column added to #6.

All of the redundant questions were removed from the survey. It was also decided to:

- Combine culture and history of the area into one aspect
- Remove location in the greater southwest region – not relevant
- Add public beach access to parks and recreation options
- Remove close to employment – can’t control where people work
- Change “close” to “access” to shopping needs
- Remove high quality homes – definition of “quality” can be interpreted differently
- Add public to transportation and accessibility
- Remove sense of community – could be considered arbitrary
- Change “overall” to “safety and” appearance of neighborhoods
- Add “community” to activities, festivals, and events
- Replace “age” with “condition” of public facilities
- Remove cost of living – can’t control
- Remove “lack of” from non-motorized transportation
- Remove lack of cultural events
- Remove limited housing options
- Remove lack of greenspace
- Remove age of public facilities – covered under condition of public facilities
- Remove distance to employment opportunities – can’t control
- Change appearance of “shopping areas” to “businesses”
- Remove architect of businesses – don’t want to regulate
- Remove area schools – can’t regulate
- Remove overall appearance – covered under appearance of neighborhoods and appearance of businesses

Draft

- Remove public safety – covered under safety of neighborhoods
- Remove lack of amenities
- Add access to high speed internet
- Add access to reliable cell phone service

Hecker pointed out that the aspects should be reorganized so that similar types of questions are grouped together by category.

They also changed some aspects from #7. They would like to see the responses formatted like #6 Positive, neutral, negative, and a place to comment and elaborate on the responses.

- Add subsection under greater transportation options with aspects like public transport
- Change “retail” to “business” options and add subsection with aspects like retail, gas station, personal services, auto repair, etc.
- Remove more green space and natural areas
- Add subsection under improve public safety services with aspects police, fire, and add ambulance.
- Remove greater sense of community
- Remove entertainment options for youth and teens
- Remove “more variety in types” and just leave housing as an improvement
- Remove “newer” from public facilities and add subsection with Township Hall, Parks, Cemetery, and Transfer Station as types of improvements
- Remove central gathering public places
- Remove Improved streetscapes in commercial corridors – n/a
- Add public utilities, with a subsection that lists water/sewer, natural gas, internet, and cell

#8 was removed entirely since they now have a place to comment in #6 & #7. This re-numbers #9 to #8 and #10 to #9. **Liepe** would like a different photo to illustrate Senior Living facilities depicting something more like a nursing or assisted living facility.

#9 should be reworded to say Please rate the following as a need for the future of Casco Township and format the responses like #6 & #7.

- Add Alternative “commercial scale” energy
- Change commercial “investments” to “development” and add a subsection with categories like retail, dining, etc.
- Remove encourage creative opportunities
- Remove “encourage retail businesses such as” and add subsection to neighborhood service oriented with categories like salon, repair shops, general store, etc. Also a space to identify the business size and or location they see as a need.
- Remove “encourage” and add a subsection to food service business with categories like coffee shop, pizza shop, etc.

Draft

- Add resort/campground with subsection categories like lodging, B & B, hotel, etc.
- Add start up / entrepreneur home based businesses

b. Master plan goals and objectives.

Litts suggested that they wait to see what, if any, changes need to be made until after they have the survey results. The PC members agreed.

c. Draft Sign Ordinance

Section 19.01(D) Change to read the leading edge of the sign cannot be built in any public or private road right-of-way. Add F. No internally lit, blinking, or flashing signs allowed. Add some language stating that it may be externally lit with a fully shielded light that is directed in a manner that it concentrates all of the light onto the sign. **Litts** requested to review a clean copy of the sign ordinance at the next PC meeting.

d. **Litts** discussed some ways to increase housing density by changing the zoning regulations. One option would be to decrease the minimum parcel size requirements. Smaller parcel sizes could also be allowed by reducing the minimum road frontage requirements. Allowing more than one dwelling per parcel would also increase housing density. **Smalley** suggested allowing multi-family housing in more of the districts.

9. Administrative reports:

Zoning Administrator – **Smalley** presented her itemized April 2024 Zoning Report.

Township Board Representative – **Fleming** reported that the Board meeting is scheduled for Monday May 20th

ZBA Representative – **Liepe** reported that the May 9th meeting decision to provide relief for the maximum height of a fence in a front yard setback at 70 Pershing had been postponed to May 22nd, until a setback question could be answered.

10. Public comment:

Dave **Campbell** commented that it was up to the PC to determine how to implement the survey results. He also complimented the PC members on a job well done and stated that he thought the new members were a great addition.

11. Adjourn at 9:08 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary

Pickleball courts

From: matthew marcarian (mattmarcarian@icloud.com)

To: mtsallegan@frontier.com

Date: Sunday, June 9, 2024 at 08:00 AM EDT

Hi Tasha,

Following up on our discussion last week. I would like to get on the agenda for this month's Planning Commission meeting on June 19th if possible. Topic will be pickleball courts in residential areas. I will come up with a brief list of talking points asap. Off the top of my head;

-Pickleball overview and controversies, 2-3minutes

-Some regulations that have been put in place in other communities (noise mitigation, mandatory setbacks, special fences/concealment strategies, etc) 3-4 minutes

-Possible solutions for Casco. Consider a temporary stay on court permits while the commission examines the issue. 2-3 minutes

-Discussion

Any input or advice you have to make the best use of the Commission's time would be appreciated.

Thank you,

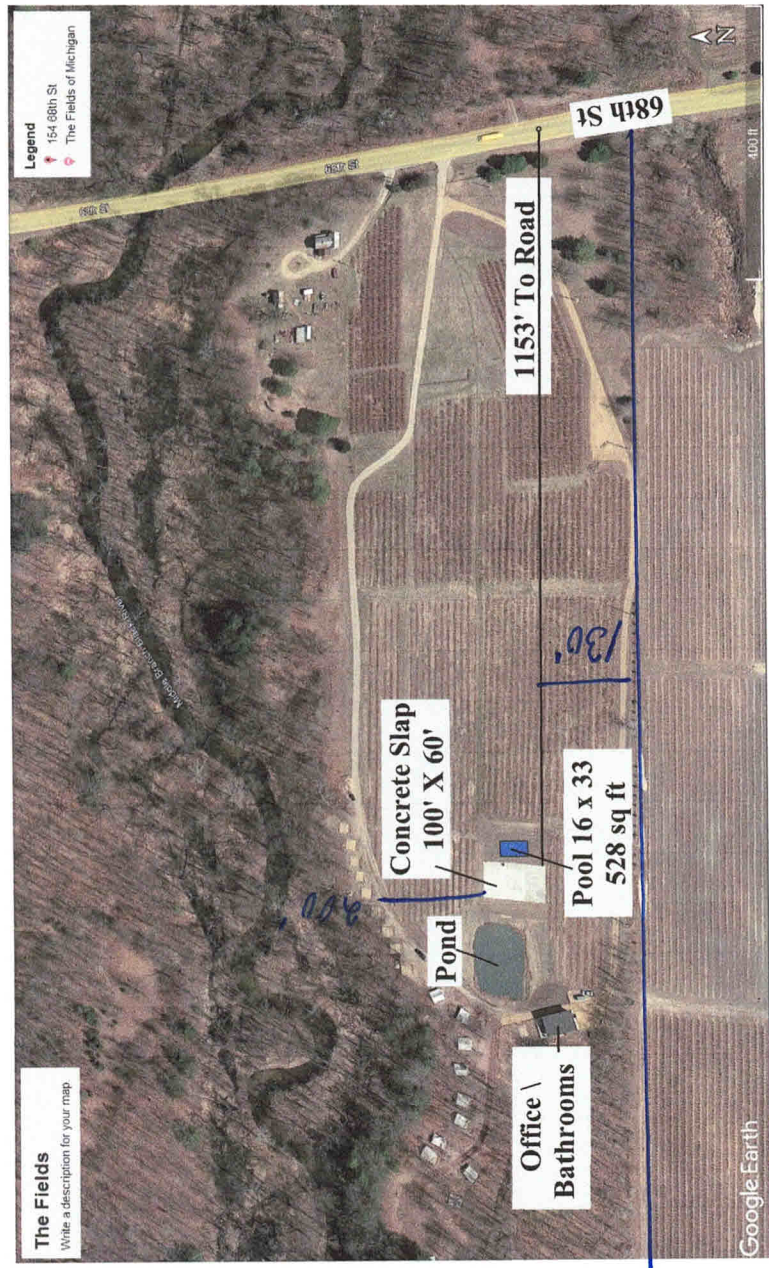
Matt

marcarian

Sent from my iPad

*7233 orchard
(Miami Park)*

- POOL NOTES**
1. FINISHED SURFACES OF SWIMMING POOL WALLS AND FLOORS MUST COMPLY WITH R325.2122 AND R325.2123
 2. DEPTH MARKERS TO BE INSTALLED IN COMPLIANCE WITH R 325.2132
 3. LIFELINES AND SAFETY EQUIPMENT MUST BE INSTALLED WITHIN POOL ENCLOSURE MUST COMPLY WITH R 325.2132, R 325.2165, AND R 325.2191
 4. POOL STEPS ARE DESIGNED IN COMPLIANCE WITH R 325.2134 (4)
- DRAINAGE NOTES**
1. POOL DECK BY GENERAL CONTRACTOR, FITCH @ 1/8" MIN. - 1/2" MAX. TO DECK DRAINS THAT DRAIN TO DAYLIGHT, INSTALLED BY GENERAL CONTRACTOR
 2. THE SWIMMING POOL SITE HAS EXISTING PUBLIC UTILITIES AVAILABLE THAT HAS BEEN APPROVED BY THE DEPARTMENT.
 3. THE SITE HAS PROPER DRAINAGE TO PREVENT FLOODING, DAMAGE, AND A NUISANCE.
 4. ENSURE ROOF DRAINAGE AND DOWNSPOUTS POSITIONED TO PREVENT DRAINAGE INTO SWIMMING POOL AREA.



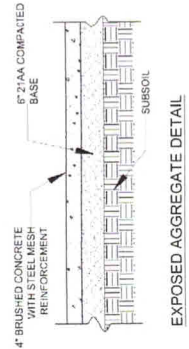
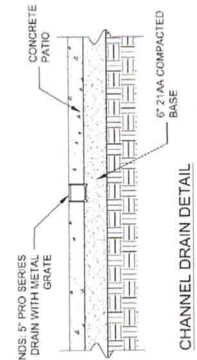
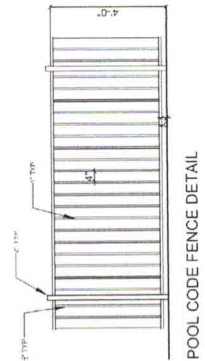
PROJECT:
The Fields
154 68th St.
South Haven,
Michigan 49090

DATE:
4.17.24



K. Tom Moly

NOTE:
CONTRACTOR TO CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES



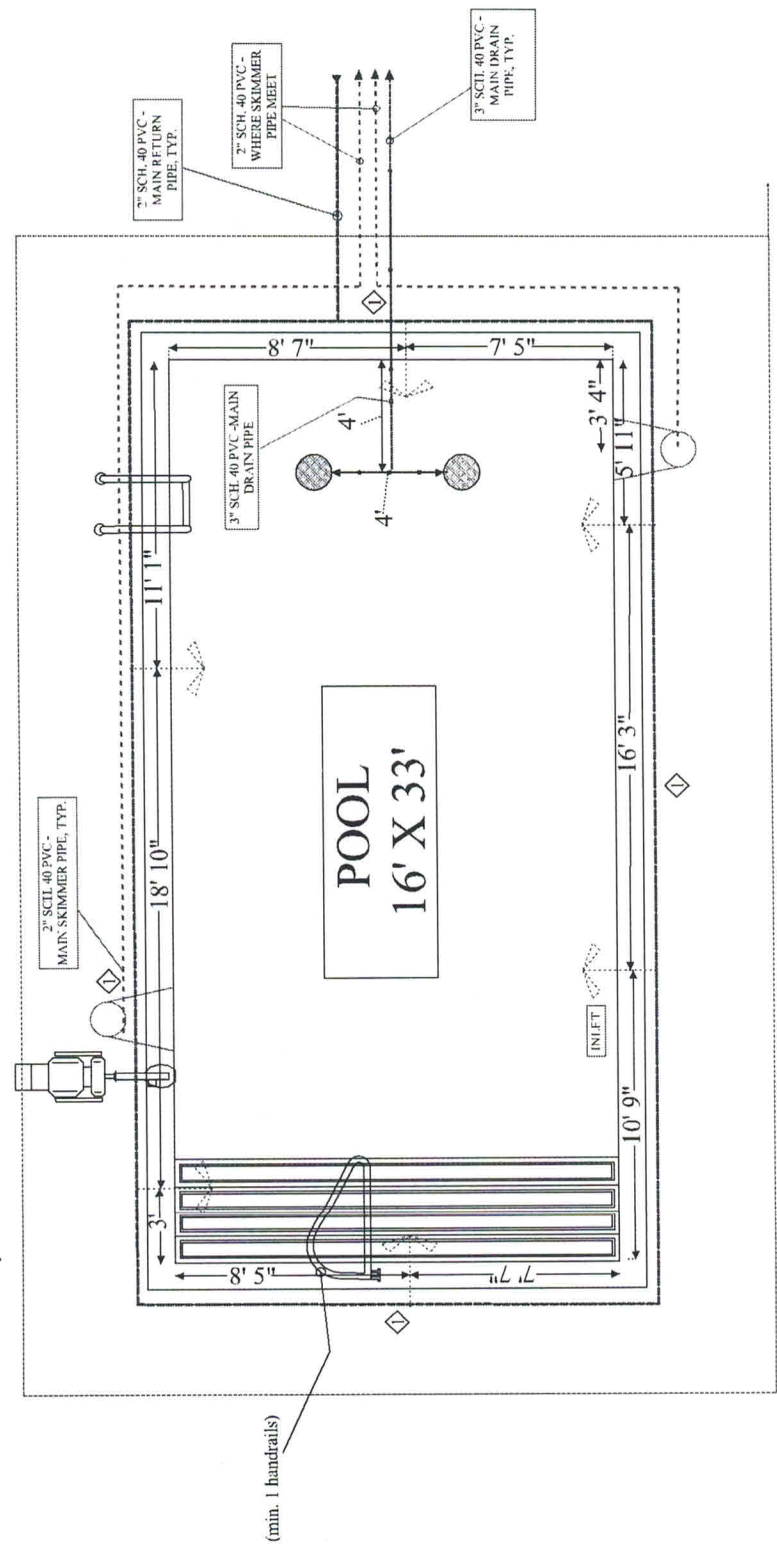


K. Thomas Montgomerie

PROJECT:
 The Fields
 154 68th St.
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DATE:
 4.17.24

NORTH



DECK DRAINS TO STORM

Scale: 23/100" = 1 ft

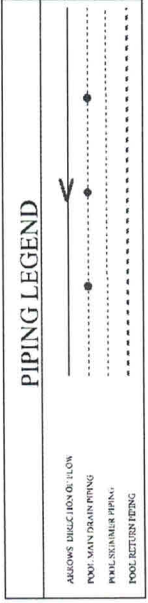
POOL INFORMATION

PERIMETER:	98 SQ FT
AREA:	528 SQ FT
VOLUME:	14,076 GALLONS
DESIGN FLOW RATE:	67 GPM
FILTER AREA:	4.91sf

KEYED NOTES ON PLAN

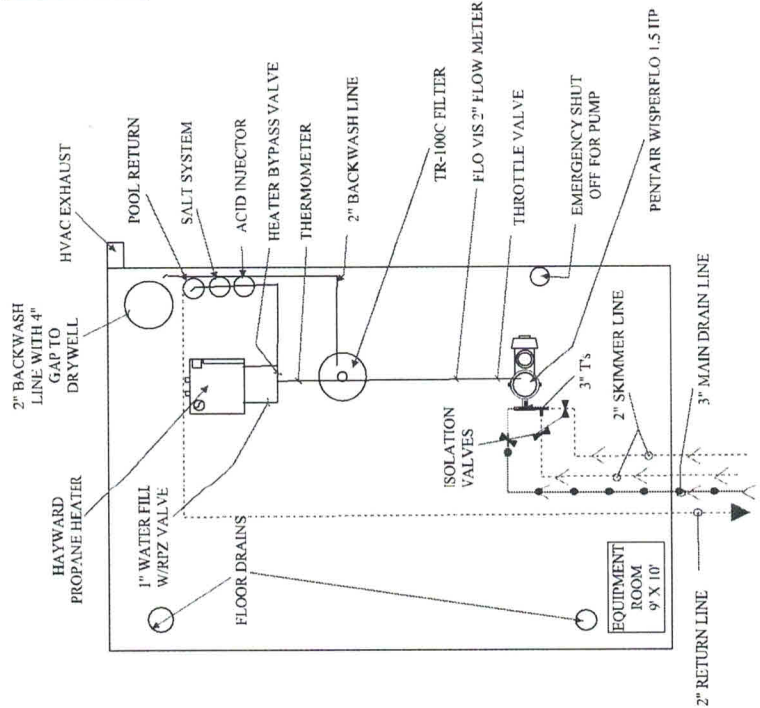
1	EQUIPMENT ANCHOR FURNISHED BY POOL CONTRACTOR. INSTALLED IN CONC. FLOOR. ULLRICAL CON. FRACTURE TO BE BOND ANCHOR TO REIN. POTENTIAL POOL GROUND SYSTEM
2	POOL LIGHT NOT FURNISHED & INSTALLED BY POOL CONTRACTOR. FURNISH AND INSTALL LIGHTING AND GROUND TERMINAL TO EQUAL POLL. SUPPL. POOL. GROUND SYSTEM

BACKWASH & WASTEWATER NOTE
 BACKWASH AND WASTEWATER DISPOSAL TO OUTLET INTO DRY WELL.



BACKWASH & WASTEWATER
 BACKWASH AND WASTEWATER DISPOSAL
 TO OUTLET INTO DRYWELL.

MECHANICAL ROOM
 9' x 10'
 90' SQ FT
 CEILING HEIGHT 7'



POOL EQUIPMENT SPECIFICATIONS

QTY.	ITEM	SPECIFICATION	MAX FLOW RATE	ELECTRIC	COEFF IN COMP HANCE	PRODUCT LINK
1 NEW	POOL PUMP	Pentair WisperFlo 1.5 HP F15H1	MAX 80 GPM @ 70 FT H ₂ O	240v or 115v	COMPLY WITH R 322.2145	http://www.pentair.com/energyproducts/industrial/pool/pumps/equipment/pentair-wisperflo-1.5hp-80gpm-pool-pump.html
1 NEW	POOL FILTER	Pentair TR-100C Salt Chlorinator Approved Filter surface area 49 sq ft	98.2 GPM	PROPANE	COMPLY WITH R 322.2151, R 325.2152 & R 325.2154	http://www.pentair.com/energyproducts/industrial/pool/pumps/equipment/pool-filtration/tr-100c-salt-chlorinator.html
1 NEW	POOL HEATER	Hayward 250 Propane Heater	-----	12 VOLT	COMPLY WITH R 322.2151	http://www.hayward.com/industrial-base-heater.html
3 NEW	POOL LIGHTS	SMITH TRED FEED W-TR-100	-----	-----	-----	http://www.smith.com/industrial-products/lighting/industrial-light
2 NEW	POOL MAIN DRAINS	COF 7515-000-230	110 GPM	-----	COMPLY WITH R 322.2142	http://www.coburn.com/industrial-products/industrial-water-extraction-coburn-7515-000-230/
1 NEW	FLORIN FILTER	2" Blue Water Filter	0.4-1.00 GPM	-----	COMPLY WITH R 321.2118	http://poolspaapp.com/online-store/water-pumps-and-accessories/compld/coburn-cs-04-020/
2 NEW	SKIMMERS	Waterway 500-8200	75 GPM	-----	COMPLY WITH R 325.2159	http://waterway.com/industrial-base-heater.html
1 NEW	FITTING SYSTEM	400 PROX ION V-90-210	-----	-----	-----	http://www.hayward.com/industrial-base-heater.html
1 NEW	SALT CHLORINATION	TR-100C Salt Chlorinator	-----	-----	-----	http://www.hayward.com/industrial-base-heater.html
1 NEW	AUTOMATION PANEL	Sense & Diagnose RAY-30-2	-----	-----	-----	http://www.hayward.com/industrial-base-heater.html

AVERAGE FLOW RATE = 67 GPM FOR MAIN FILTER PUMP 14,076 GAL PER 67 GPM = 360 MIN. = 3.501 HOURS PER WATER TURNOVER RATE

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DRAFT 6-19-24

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.
- C. Signs with flashing or blinking lights are prohibited.
- D. The leading edge of the sign shall not encroach into the road right of way.
- E. Signs not exceed a total accumulation of 32 square feet.
- F. Signs shall not be illuminated internally. Signs may be have an external light source but shall be directed in a manner to prevent light from shining into traffic or neighboring properties.

Itemized Zoning Report: Casco Township

May 2024 (page 1 of 1)		Time
5/6	Rich Hellerman, lot combo regs 7245 Michigan	.25
5/7	Office hours	2
5/8	Planning commission agenda packet; draft sign ord; draft survey corrections	1.25
5/9	Kyle Mucha, go over PC notes for survey	.25
5/9	Richard Hellerman, lot combo approval, 7245 Michigan, 570-138/140/141-00	.25
5/9	Zba meeting	1
5/13	Walter, property for sale, 02-024-021-02, farm easement question	.25
5/14	Office hours	2.25
5/14	Sam Cross, 0 Adams Rd, waterfront vs street setbacks,	.25
5/15	ZP 46 North Shore, deck, Parrell	.25
5/15	Planning Commission meeting	3.25
5/17	Domiana, property for sale, 126-005/006-00 can combine and build	.25
5/20	LeAnn Johnson, 029-005-10, animal regs	.25
5/20	6070 105 th , SKUECA JAMIE, setbacks new res	.25
5/21	Office hours	2
5/22	Cisco sand mine, approval to begin removal of sand	.5
5/22	ZBA meeting	.5
5/23	Re-draft survey for planner	.5
5/24	ZP 431 Blue Star, new res, Copenharer	.25
5/24	Gary, realtor, 370 68 th St, min dwell regs, setback	.25
5/24	Steve DeKoning, 1096 Lake Mi Dr, garage regs, setbacks	.25
5/28	Office hours	2
5/29	Sue Brock, fence regs	.25
5/29	Beth Tews, A St, shed regs	.25
5/30	Tom Merry 033-004-00 boundary line adjust regs	.25
5/31	Amanda Atwood, property for sale, 028-027-00, land div regs, shared driveway regs	.25