

Approved 6/17/2020

Public Hearing
Casco Township Planning Commission
Special Land Use
May 20, 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, Greg Knisley

Absent: None

Also present: Zoning Administrator Tasha Smalley, applicant Peter Klein and Mike Kenat who will be working with Klein and Recording Secretary Janet Chambers

1. **Call to order:** The meeting was called to order at 6 PM.
2. **Review and approve agenda:** Motion by Knisley, supported by Hughes to approve agenda. Roll call: Campbell yes; Adamson yes; Litts yes, Fleming yes, Knisley yes, Hughes yes, Graff yes. MSC. 7-0
3. **Public Comment – other than agenda items:** None
4. **Reading of the Public Hearing Notice:** (Attachment #1) Chairman Campbell read the public notice published in South Haven Tribune on May 3, 2020.
5. **Open Public Hearing**
Seedling / Peter Klein 6717 111th Ave., 02-004-009-00
Special Events Venue
 - a. **Applicant present brief description of proposal:** Peter Klein first brought this up over a year ago, He is the owner of Seedling Farms, 6717 111th on 81 acres. He has done events in the past. He wants to do a handful of farm-to-table outside dinners this year to get people to his farm. He would like to do about 8 this year. Being outside, he can set tables for social distancing. Mike Kenat has run these dinners in the past is present to hel answer any questions..
 - b. **Public Comment:** None
 - c. **Planning Commission comments / questions:** Campbell had questions he submitted in advance. One question was about an alcohol license. The answer is Klein is not getting an alcohol license. If the person he is running the event for wants alcohol, they would go through the person serving the alcohol.

Graff questioned who is sponsoring the dinner? Kenat said it is being run through Seedling Farm. Knat said if he catered the event and he would use his restaurant's alcohol license.

Campbell said another question is about amplified music. Klein indicated he is not interested in live bands or amplified music. Campbell told Klein if he should change his mind and wanted amplified music, he would need to come to the Zoning Administrator so she could verify he is within the sound limitations.

Another question Campbell had was how rubbish would be taken care of. Klein said he normally would burn rubbish but realized it would be better to hire republic or another company to take care of it. Kenat added he could take garbage back to his restaurant and dispose of it there.

Campbell noted that Klein had a facility for staff and asked what guidance there would be on Covid 19 virus protection. Klein said whatever the state guidance is at the time of an event is what he will follow, being face masks or sanitizer or whatever is required.

Graff asked the ZA if something needs to be put in about following things at the State level? Kenat said an inspector would come out for each event, check things out to see if they are adhering to state standards and see the menu. Kenat said an inspector would be coming out and inspecting and looking over the menu.

Graff asked if this is done for every event. Kenat said it would be a temporary license for an event. If an event was going on for two nights with the same menu, it might be inspected only one time.

Campbell asked if the plan was for 2 nights per weekend for 4 weeks, would there be one permit for the 4 events. Kenat said the permit would have a start and end date. Most likely per weekend.

- d. **Final comments / questions:** Peter Klein said he has done outside dinners before and was popular. He feels this may be more popular in the time of social distancing.

Graff agreed this may be a good thing right now with the flexibility of being outdoors and easier for social distancing.

6. **Close Public Hearing:** A motion by Graff, supported by Litts to close the public hearing. Roll call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC Public Hearing closed at 6:18 PM.
7. **Discussion and decision:** 15.03 special use standards for special events venue A motion by Hughes, supported by Adamson that because commissioners have each gone through this separately prior to the meeting, they could vote on the Standards as one motion rather than each individual item. Roll Call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC

Commissioners looked over the ZA comments and standards.

A motion by Hughes, supported by Knisley that because Chapter 15 Standards have been met and the applicant is in compliance with the Special Use General Review and Specific Use Standards the Special Events Venue be approved with the following conditions: 1) A SHAES review be done 2) No street parking. 3) If amplification is used the ZA would need to approve. 4) Must have proper licensing for any alcohol. 5) There is not to be new construction for the purpose of the Special Events Venue. 6) A copy of required licenses permits and approval for regulatory agencies be provided to the Zoning Administrator within 15 days of receiving them. Roll call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC.

Commissioners move on to Chapter 17 Site Plan Review 17.03C. Graff said she was good with all of them. Campbell agreed.

Campbell said 17.07 A-T and the Zoning Administrators comments all look good.

A motion by Knisley, supported by Graff to approve the Site Plan application because the applicant has met the Site Plan Review requirements in 17.03 C, and Review Standards 17.07. Roll Call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC.

A motion by Knisley, supported by Graff to amend the previous motion to include Parking in Chapter 18.03 as a 7th condition. Roll Call: Campbell yes, Adamson yes, Fleming yes, Litts yes, Knisley yes, Hughes yes, Graff yes. MSC.

8. **Adjournment of Public Hearing session:** Public Hearing adjourned at 6:48 PM.
9. **Open regular scheduled Planning Commission meeting:**

Attachment #1: Notice of Public Hearing
Attachment #2: Zoning Administrator Memorandum
Attachment #3: Application, Photos & maps

Minutes prepared by Janet Chambers, Recording Secretary

Public Hearing
Regular meeting immediately after
Casco Township Planning Commission
Special Land Use
~~March 18, 2020~~ *May 20 2020*
6:00PM

✓ 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. Reading of the Public Hearing Notice

5. Open Public Hearing

Seedling / Peter Klein 6717 111th Ave. 02-004-009-00

Special Events Venue

Applicant present brief description of proposal ✓

Public Comment – Please keep comments to no more than *none*
2 minutes per person

Planning Commission comments / questions ✓

Final comments / questions

6. Close Public Hearing *close 6:17*

7. Discussion and decision

8. Adjournment of Public Hearing session *6:50*

9. Open regular scheduled planning commission meeting

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

**NOTICE OF INTENT (POSSIBLE) 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 concerning the following matters on Wednesday, May 20, 2020 at 6:00 p.m. at the Casco Township Hall, 7104 107th Ave, South Haven, MI 49090, within the Township.

PLEASE TAKE NOTICE if Executive Orders 2020-42 and 2020-48 are not lifted by this meeting date, this meeting will be held electronically pursuant to the Open Meetings Act and Governor Whitmer's Executive Order 2020-48. Pursuant to Executive Order 2020-48, the Township gives notice of the following:

1. Reason for Electronic Meeting. The Board is holding its meetings by electronic means only because, pursuant to Executive Order 2020-42, the Township Hall is closed to the public, residents must remain at home or in their place of residence to the maximum extent feasible, and all in-person government activities have been suspended except for critical infrastructure workers and workers necessary to conduct minimum basic operations.
2. Procedures. The public may participate in the meeting electronically and may make public comment: Casco Township website cascotownship.info Homepage will have the 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:

Seedling Real Estate LLC of Chicago IL has petitioned for a Special Land Use for Special Events Venue at 6717 111th Ave (0302-004-009-00).

Any other business that may come before the Planning Commission

PLEASE TAKE FURTHER NOTICE that the application can be reviewed by contacting the Zoning Administrator 1-800-626-5964 or mtsallegran@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 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. Individuals with disabilities requiring auxiliary services should contact the Casco Township Clerk at the address or telephone number listed below.

Cheryl Brenner
Casco Township Clerk
7104 107th Ave, South Haven MI 49090
269-637-4441

Tasha Smalley
Zoning Administrator
1-800-626-5964

Memorandum: Casco Township Planning Commission
Date: February 19, 2020
From: Tasha Smalley, Zoning Administrator
RE: Special Use Permit & Site Plan Review – Special Events Venue

Owner: Seedling Real Estate LLC
Owner address: 1943 W Melrose St, Chicago IL 60657

Representative: Peter Klein

Subject 6717 111th Avenue, Casco Township
Parcel #: 0302-004-009-00

AG - Agricultural District
5.03 District Regulations
Minimum lot area – 2.5 acres
Minimum lot width - 250 ft
Front setback - 50 feet
Rear setback – 50 feet
Side setback – 50 feet
Lot coverage - 20%
Maximum building height - 35 feet

Chapter 15 Specific Use Regulations, 15.03 UU Special Events Venue
Chapter 17 Site Plan Review
Chapter 18 Parking

Analysis

Property 0302-004-009-00 is a legal pre-existing conforming lot of record
Lot area 76 acres; approx 1180x2810

Proposed project/s:

1. Special Events Venue
2. Proposed events; outside farm to table dinner experience

Setbacks:

Event building – more 50 feet ROW, 50 feet any dwelling on another lot
Parking – 65 feet ROW

Page 2 – Special Land Use – Special Events Venue

Special Use Requirements – Special Events Venue UU 1- 12

1. yes, owner lives on property; representative Pete lives on property
2. yes, lot is 76 acres
3. will comply, required license(s) shall be submitted for the file after issued
4. yes, hours 7a-10p
5. SHEAS regulations will be complied with
6. music will be in compliance of the noise ordinance
7. provided, meets more than 50 ft requirement
8. provided, meets more than 50 ft requirement
9. provided; will comply
10. Porta Johns will be provided for events. *(the Plumbing Inspector is the permitting and approving body for restrooms, not the health depart. The Health Dept would issue a permit if a new septic/well is required)*
11. meets parking requirements
12. driveway is existing

yes
no comments

Review Standards 15.02C

1. a. yes **b. this is subjective**
c. public services will be met **d. this is subjective**
e. yes. Plan is to keep natural.
2. standards for special events venue stated above
3. May impose conditions for approval

yes
no comments

Site plan review 17.03C 1-29

- #1 - #7 provided
- #8 – 7 existing buildings; 4 (or less) acres of improved; bldgs, driveway, etc
- #10 – #11 n/a no construction proposed
- #12 – driveway existing; 30 ft approach and 12+ ft of improved surface
- #13 n/a
- #14 provided
- #15 n/a
- #16 provided
- #17-19 n/a
- #20 – all existing landscape/grass/trees; no new construction
- #21 provided
- #22 n/a
- #23 provided
- #24 n/a
- #25 – provided
- #26 n/a
- #27 – could be site plan approval condition? No new construction.
- #28 - #29 n/a

yes
no comments

Review Standards 17.07

- A. **subjective**
- B. yes, public services will be met
- C. little to no improvement made for this project. D. drives designed to promote safety
- E. driveway is existing
- F. fire dept has not reviewed yet
- G. No screening or fencing proposed / noise and glare subjective. H. yes
- I. keeping property natural. *PC may require buffer.*
- J. N/A property, building already established. K. Drain Comm n/a
- L. N/A property, building already established. M. n/a N. n/a
- O. no buffering, screening, fencing proposed.
- P. all lighting will shine down, and minimize light pollution.
- Q. No light shown to be on sign
- R. Property is AG not residential
- S. Standard condition: see below
- T. yes.

Parking 18.03

- 55 spaces provided
- Parking area will remain natural grass.
- Parking space 9x20

Possible Approval Condition, this is just a standard condition, you may require more:

- * *alcohol* Required licenses, permits and approval from regulatory agencies be provided to Zoning Administrator within 15 days of issuance.
- No on-street parking
- Fire dept review and approval
- *If music need review for noise*
- *no new construction*

Rec'd 2-18-20
Pd ch #13767
@ 700 -
J.S.

Casco Township
7104 107th Avenue
South Haven, Michigan 49090
(269) 637-4441 / Fax (269) 639-1991

SITE PLAN REVIEW/SPECIAL USE/PUD APPLICATION & REQUIREMENTS

1. Applicant Information:

Name SEEDLINA
Address 6717 111th Ave City South Haven State MI Zip 49090
Telephone 734 412 5831 Fax _____
Person in charge of project PETE KAN / MIKE KENANS

2. Property Information:

Address: 6717 111th Ave, South Haven
Parcel #: 0302-004-009-00 ; Do you own the parcel? Yes ; No _____
Current Zoning A6 Conforming use in zone? Yes ; No _____
Other action required?: Variance _____ ; Re-zone _____ ; Special Use VA MM 218 Amendment

3. Type of improvement (Check as many as applicable)

New Building _____ Addition _____ Condominium _____ Site Condominium _____
Open Space Dev. _____ Subdivision _____ PUD _____
Other(Describe) POP UP MENU SERVICE

4. Engineer or Surveyor Information:

Name N/A Address _____
City _____ State _____ Zip _____ Phone _____ License # _____

5. State proposed use of property:

A SEASONAL POP UP RESTAURANT - NAMED SEEDLINA CIDER SHACK

6. Provide site plan as per Chapter 17 of the Casco Township Zoning Ordinance.

Did you receive a copy of Chapter 17 and the Checklist? Yes _____ ; No _____

Provide information requested in Chapter 15 if Special Use.

Provide information requested in Chapter 16 if PUD.

Provide information requested in Section 15.04(Z) if Open Space Preservation project.

7. Provide a brief narrative describing the items listed in Section 17.03(a) and the following:

- a. Types and size of structures to be erected.
- b. Timetable regarding stages of project and completion date.
- c. Any objective or subjective information you wish to convey to the Planning Commission.

Applications with completed site plan and other required information must be filed with the Zoning Department at the Township Office 35 days before the scheduled Planning Commission meeting. All amended site plans must be submitted at least 21 days before the meeting or the hearing/ review will not be held. All applicable fees must be paid at that time. By signing this application, I agree to pay all applicable fees and costs associated with the site plan review process as detailed on the reverse of this application.

I hereby authorize Casco Township Planning Commission members and Township staff to inspect the proposed site at their discretion.

Applicant Signature [Signature] Date 2/12/20

For Office Use: Date Rec'd: _____ ; Fee Rec' _____ ; Fee Amt. _____ Hearing Date _____

Remark : _____



TM

Special Use Permit Application
Seedling Fruit
Pop up dinners; Seedling Cider Shack tm

Last year, we presented to the committee to get an amendment added to the Zoning Ordinance to allow us to offer pop up dinners on a more regular basis in our ag-zoned orchard.

Section 15.03, Specific Use Standards, now include UU for Special Events Venue. It is under that section, we would like to offer occasional pop up dinners on the orchard this fall.

These dinners will be in the fall only and focus on apple cider & fall fruit. Based on the community style of dining most associated with Canada's maple syrup farms. Those are called Sugar Shacks, and are well known for great food, a great time and highlighting the region's products. Our dinners will be in the same spirit and incorporate cider & fall produce into every course - and will be called Seedling Cider Shack. A name we have even trademarked.

For several years now, we have worked with a California based company called Outstanding in the Field. They sell, run and organize farm dinners around the world. The concept is classic farm to table - family style, outdoor table, outdoor cooking for guests to enjoy the farm and food from the farm. This concept has proved insanely popular. Not only do the guests immensely enjoy the event, but it often brings hundreds of additional people to town looking for entertainment and lodging.

Our dinners will be in this style...a roving farm dinner based on guest counts, weather and in season produce to highlight and maintain the rural and agricultural nature of our region.

Obviously, with the increase in agri-tainment, providing additional reasons for folks to visit the area is a bonus. Additionally, we plan on using produce, beverages, wines from our neighbors to further highlight the bounty.

As you can see in the enclosed pictures, we have no set structure for the event. We plan on seating & cooking outside to let guests enjoy the beautiful farm and (hopefully) beautiful weather.

Section 15

Our plan is to do approximately 8 dinners this year in August & September. We'd like to offer 2 dinners per weekend, 4 times over those 8 week fall period. Ideally, we would serve about 100 people family style at each event.

We have found that these meals work best when we are nearing the end at sunset. Consequently, dinners will start early afternoon and end soon after sunset. This allows guests to see the property in daylight and enjoy a gorgeous Michigan sunset. Times may vary over the course of the season depending on sunset times. But will always be done well before the 10:00pm cutoff.

As we have done for previous OITF dinners, we plan on working with Chef Mike Kenant @ Salt of the Earth Fennville for meal prep and storage. Chef Kenant and Salt of the Earth have cooked at these events with us before so know the routine. And they have cooked many events (weddings, parties, etc) at outdoor venues so are well equipped to handle the dinners. On the spot cooking would be done at farm outside on grills and outdoor ovens. Chef Kenant follows the public event template from his kitchen to ensure the safety of all the food prep.

As we have done in the past, outdoor tables will be set up in various locations depending on weather & guests. The enclosed google map shows the expected locations for our table, parking and such. As stated, we plan on the locations being mobile to maximize guest enjoyment.

That is a short walk from parking, and cooking will be close and visible.

Parking is easiest on the space in front of the old house.

For this year, we will bring in portable toilets and hand wash stations for the guests. Toilets will be serviced every evening and returned when events are not in progress.

Again, I refer to the organization, structure and cleanliness of our 20 OITF dinners for guidance. Chef Kenant has run these dinners 3 times on our property and is well equipped to help manage them with additional staff.

By not putting in permanent structures at this time, it allows us to maximize seasonal produce and maximize the orchard beauty to enhance the experience for the guests. In addition, we can test & adjust concepts this season to be successful and profitable.

Sample MENU is attached.

Section 17

As I previously stated, no permanent structures will be built at this time.

We have a variety of 10 x 10 tents & 20 x 20 tents to use where necessary. Cooking will take place on a variety of grills, fire pits and outdoor induction burners if necessary. Tables and Chairs will be portable so we can move and arrange as necessary.

Hand Wash stations for chefs and guests will be provided as well as dish pit cleaning and sanitizing stations. There is on demand hot water connected to the cider mill...we will be able to use that to ensure hot water as needed for cleaning and sanitizing.

We currently manage our own garbage with composting and burn piles. All recyclables will be carried out. If we find the quantity of waste too much for this, we will arrange garbage bins and garbage pick up.

As previously stated, we plan on toilet and hand wash rentals with servicing per event.

We plan on parking on the South lawn in front of the old house. This has proven quick and easy for previous events and allows us to keep the farm and orchard more pristine for guest enjoyment.

As with previous events, the 81 acre plot provides plenty of space for all these activities, and noise never reaches the street.

