

**SPECIAL MEETING: JENSEN CAMPGROUND SPR
CASCO TOWNSHIP PLANNING COMMISSION
August 2, 2017 - 6 PM**

Members Present: Greg Knisley, Judy Graff, Dave Hughes, Dave Campbell, Lou Adamson and Dan Fleming

Absent: Dian Liepe

Also Present: Supervisor Overhiser and Alfred Ellingsen, Matt Super, Martin Super and Kendra Super and approximately 15 interested citizens.

1. **Call to order and review of agenda.** The meeting was called to order by Vice Chairperson Dave Campbell at 6:00 PM

2. **Reading of Notice:** Vice Chairperson Campbell read notice as published (Attachment #1). A request from Matt Super, 366 North Shore Dr., South Haven, MI 49090 (Parcel #0302-640-001-00) to review the Site Plan to expand the existing non-conforming 83-unit campground and 14-unit motel by adding 41 sites to the south of the existing sites (Parcels #0302-640-061-00, 0302-086-049-10 and 0302-086-049-15) and 7 new motel units on the existing parcel. The campground is in the LDR Zone and expansion was approved by the Zoning Board of Appeals under the requirements of Section 3.28H on November 28, 2016 at a public hearing. The applicant is currently requesting approval of the site plan as required in Chapter 17, Site Plan Review, from the Casco Township PC. The applicant must also receive approval from the DEQ.

3. **Comments by Jensen's Campground owners:** Martin Super showed a map of the plans and explained his plans. The campground is seasonal and low density. He plans to renovate a caboose into a cabin, add 6 additional cabins and 41 sites. The new sites will not be transient sites.

4. **Questions/comments from Planning commissioners/Zoning Administrator:** Graff asked the difference between motel and cabin, noting that the word has been used interchangeably in the application. Super explained that legally, hotel and cabins are taxed and regulated the same.

Campbell asked if there would be cooking facilities in the cabins. Super stated there would not. Cooking facilities are not required under 400 sq. ft. unit. Campbell added that he had done a walk-through of Jensen's in preparation of the meeting.

Knisley asked if the only intended entrance would be the existing one off North Shore Drive, and if the Fire Department had any concerns about one entrance. Kendra Super explained they intentionally have one entrance located between their home and the business office so they could see people coming and going. Matt Super said it is not their intention to add a drive off Adams, and the Fire Department did not have an issue with it. He stated the entrance area had room for RVs checking in at the entrance, therefore traffic would not back up onto North Shore Dr. After discussion

on traffic impact of North Shore Drive, commissioners agreed that the Allegan County Road Commission should be contacted about the impact of traffic on North Shore Dr.

Knisley asked if auxiliary vehicles would be allowed. Super stated golf carts are prohibited. Only properly licensed vehicles used as primary modes of transportation are allowed. Foot traffic to and from beach goes through Washington Street and they do not want the noise or wear and tear of golf carts through the campground.

6. Close public hearing, deliberate and go thru Site Plan Review.

15.03 E, Site Plan Review. Campgrounds and RV Parks.

E. Campgrounds and recreational vehicle parks

1. The minimum project size for a campground or recreational vehicle park shall be three (3) acres. The project shall provide direct vehicular access to a public or private road. **Yes. Total park area is 19.53 acres**
2. A minimum distance of fifteen (15) feet shall be provided between all recreational vehicles and tents within a project. **The minimum distance will be met. Proposed sites are 30'. Graff asked that lot sizes be depicted on the site plan.**
3. Public stations, housed in all-weather structures, containing adequate water outlet, waste container, toilet and shower facilities shall be provided. **Campbell asked if there would be public facilities. Super said there will be toilets, showers and laundry facilities, however, the RV sites are full hookups with electric, water and sewer, therefore the usage of the facilities is very low.**
4. Each project containing more than sixty (60) camping or recreational vehicle sites shall provide a masonry building containing showers and flush toilet facilities. **Yes, as discussed under #3.**
5. No commercial enterprise shall be permitted to operate on the project, except that a convenience shopping facility may be provided within a project containing more than sixty (60) camping or recreational vehicle sites. Such convenience store, excluding laundry and similar ancillary uses, shall not exceed a maximum floor area of one thousand (1,000) square feet. **No commercial convenience store, but do sell wood, ice, soda and a few toiletries out of the office. Total office is 551 sq. ft. Laundry is part of the bathroom, a self-contained building across from the well pump.**
6. Each project shall provide gravel or hard-surfaced, dust-free vehicle parking areas for site occupant and guest parking. Such parking area shall be located within four hundred (400) feet of the camping or recreational vehicle site it is intended to serve (except in the case of sites specifically designated only for tent camping). **There will be no tent camping. Parties are discouraged at sites and are to be in**

the rec hall, so as not to disturb neighbors. Some sites have parking behind them as well.

7. Each camping or recreational vehicle site shall contain a minimum of one thousand five hundred (1,500) square feet. Each site shall be set back from any right-of-way or property line at least seventy-five (75) feet. **New sites are 1,800 sq. ft. (30' x 60'), each setback from right-of-way or property line a min. of 75'.**

8. Each recreational vehicle site shall have direct access to a gravel or hard-surfaced, dust-free roadway of at least twenty-four (24) feet in width for two-way traffic and twelve (12) feet in width for one-way traffic. Parking shall not be allowed on any roadway in the project. Sites specifically designated for, and only used for, tent camping, need not have direct vehicular access to any road. **Each site is adjacent to a roadway of 26' or more. All roads sprayed for dust control.**

9. Any open drainage ways must have seeded banks sloped at least three (3) feet of vertical run for each one (1) foot of vertical rise and designed to properly drain all surface waters into the County drain system, subject to approval by the Allegan County Drain Commission. **They will deal with the drain commissioner on this. Drainage has not been a problem. A county drain was installed by the drain commission last year, and is more than adequate.**

10. The project and use shall meet all applicable regulations of any relevant County or State agency, including but not limited to, the Allegan County Health Department, the Michigan Department of Natural Resources, and the Michigan Department of Environmental Quality. **They will get approval from the DNR and DEQ. They are inspected 2 to 3 times a summer. Water samples are tested at the start of every year. They will be at 75% capacity of the sewer system with the new sites.**

Graff made Super aware that the dates of completion for each phase must be met, or an extension on would need to be applied for. Phase I is slated for a May 1st, 2018 completion date, and Phase II is slated for completion by May 1 of 2019. With this information, and the request for the Road Commission to be consulted on North Shore Drive traffic, Martin Super asked that the completion dates for each phase be extended one year. It is Super's intention to finish his project as originally planned, but in the event the Road Commission does a study that delays his project, his completion date for Phase I will be May 1, 2019, and Phase II, 2020.

Commissioners went over the Site Plan Review Checklist. Exhibit #5 of application. Referring to #8 on the check list, Campbell questioned the setbacks on the 3 cabins on the east, by the Middle School. Ellingsen stated the 25' setback is adequate.

Discussion ensued about the North Shore Drive traffic. Kendra Super stated there is room for 5 or 6 RVs to park while checking in, so there will not be a traffic issue caused by RVs entering the park. It was again mentioned that Road Commission approval would be a condition of Site Plan approval.

Setbacks to Adams Road was discussed.

#14, Use of properties abutting the property was discussed. There is one home to the east, a school to the east, homes across Euclid, and a property owner to the south across the back line. Neighbors to the south, Harry Hendricks, was at the meeting. Super said there was concern about walking through the woods and trespassing onto the neighbor's property. Super plans to put "No Trespassing" signs at the end of his internal roads. There is a 50' wooded buffer between the park and their property. Graff asked Hendricks if they would be satisfied with the "No Trespassing" signs. Hendricks said, "If it works."

Another neighbor to the east, Dianna Osterman, had two concerns. One being the increased traffic on North Shore Drive. If a non-conforming use is expanded 50%, that adds another 50% of that business's traffic onto North Shore Drive. There are bicycles, walking, cars, etc on North Shore Drive. North Shore is a scenic drive and the increased traffic with only one entrance is a concern to her. Another concern to Osterman is her property value. Increased capacity of a non-conforming use would certainly extend the duration of the non-conforming use which affects her property value.

Knisley asked about the capacity of the campground. Super said it is a seasonal campground. RVs are there for the season, and residents come and go. Not all residents are there at one time. Weekdays are generally less than 15% capacity. It gets up to 50% weekends. People usually travel in one vehicle to each site resulting in 36 to 40 vehicles at a time. The new 41 sites will be seasonal only. There will be no transient sites in the new section. Primary season is May to October.

Campbell again stated the Road Commission should be consulted on the impact to North Shore Drive. Ellingsen said the Road Commission would probably not consider a study necessary for an increase of approximately 40 cars.

Lighting for the park was installed by the City. There are 9 street lights currently and 5 new lights planned for the new section.

Discussion ensued about one drive for a safety aspect. SHAES would not require a 2nd entrance. Over a certain distance from a street would require a 2nd entrance for fire, but this project is not over that distance. Euclid would be open for hose access to fire hydrants, but not for driving.

Graff asked about undeveloped lots on Adams Street, and how Super plans to buffer them if they were developed. Super said the lots are owned by Mr. Wittis. Super tried to buy them, but they were not for sale. Graff said they must proceed under the assumption that the lots may be sold and developed. Super stated he is willing to work with the township to be sure the buffer is adequate. Graff stated the buffer and neighboring property should be shown on the site plan. Super agree to work with Ellingsen to be sure an adequate buffer is provided., as required in Section 3.33 of the Zoning Ordinance.

#21 There will be no new signage.

#22 Drainage was discussed. Drainage has been pre-approved by the drain commission. It is very dry. Super stated, after a recent 1 ½” rain the property was instantly dry. Water will not be going to neighbors. Rob Pierson, Engineer, has a letter of approval from the drain commission.

#23 A 6-yard dumpster will be going to the back of the property. Supers have already discussed the possibility of increasing the number of dumpsters with the provider if necessary.

#26 Earth change permit required for anything over one acre.

#27. Road Commission input on North Shore Drive.

Graff mentioned a point for commissioners to think about. The Zoning Ordinance says “50%” maximum on expansion of a non-conforming use. If you put a cap of 50% on it, people will always go for the full 50%. Whatever the cap is, is what people will ask for. Unrelated to this request, Graff wanted commissioners to reflect on this point.

Graff also expressed concerns about “motels” being in the project. Casco has said they do not want motels of any kind in Casco. Motels are not a permitted use. Should we allow the addition of the motels? The existing motels (cabins) have been there for 80 years. Are we perpetuating the problem by allowing a non-conforming use to expand? Ellingsen stated that the ZBA has already given approval for this project. We are now doing the Site Plan Review.

Hughes stated the ZBA thought the impact would be negligible. He added that the ZBA approved the expansion knowing that the Planning Commission would look at the individual aspects of the plan.

Hughes stated the ZBA decision was based on:

1. Whether the extension or enlargement will substantially extend the probable duration of the non-conforming 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 other such properties in compliance with this ordinance.

Super stated by using a larger portion of his land, the density goes down.

The following conditions will be added to the approval of the Site Plan:

1. Applicant provide page 3 of Engineering Installation Standards showing the size and setbacks of individual RV sites.
2. Phasing of the project deadlines being extended one year with Phase I completion being May 1, 2019 and Phase II completion date being May 1, 2020
3. Road Commission approval of North Shore ingress and egress. (Engineer will discuss this with Larry Brown.)
4. Will be in compliance with Section 3.33. (Super will work with the Casco Zoning Administrator for this.)

5. North side of property (3 acres) retain all of the existing landscaping in the setback
6. No trespassing signs on south property line at road ends.

Two emails from neighbors were read. One from Carla Weber, 69 Pershing Street, South Haven in support of the expansion. The 2nd email from Allen & Candi Green, also in support of the expansion.

A motion was made by Dave Hughes, supported by Fleming to approve the Site Plan with the above listed conditions. Roll call vote: Knisley, Graff, Hughes, Campbell, Adamson, and Fleming all in favor. Motion carried.

The meeting was adjourned and the Planning Commission moved on to the regular August Planning Commission meeting.

Minutes Prepared by Janet Chambers, Recording Secretary