

Approved 3-17-2021

CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
February 17, 2021 6 PM  
Meeting via ZOOM

**Members Present:** Vice Chair Lewis Adamson, Board Rep. Dan Fleming, Greg Knisley, Andy Litts, and new members Kelly Hecker, Sam Craig, and John Weaver

**Absent:**

**Also Present:** Citizen Irene Wood, Zoning Administrator Tasha Smalley, Recording Secretary Janet Chambers, Supervisor Allan Overhiser and Deputy Clerk Kathy Stanton.

1. **Call to order:** The meeting was called to order by Vice Chair Lou Adamson at 6 PM.
2. **Review / approval of agenda:** Vice Chair Adamson read the agenda. A motion by Litts, supported by Knisley to approve the agenda as presented. Roll call vote: Fleming-yes; Adamson-yes; Knisley-yes; Litts-yes; Hecker-yes; Craig-yes. Motion carried 6-0.
3. **Interested citizens in the audience will be heard on items NOT on the agenda and correspondence received:** none
4. **Approval of minutes:**
  - a. **12/16/21 Public Hearing minutes:** A motion by Fleming, supported by Knisley, to approve minutes of December 16 Public Hearing. Roll call: Fleming-yes; Adamson-yes; Knisley-yes; Litts-yes; Hacker-yes; Craig-yes; Weaver-yes. All in favor. Minutes approved as written 7-0.
  - b. **12/16/21 Regular meeting minutes:** A motion by Knisley, supported by Fleming to approve minutes of December 16th regular meeting. Fleming had one correction on page 2 under Administrative Reports, Township Board, fourth sentence as follows: ***Fleming said he does not doubt there are some good intentions, but questioned motives-methods.*** Roll call: Fleming-yes; Adamson-yes; Knisley-yes; Litts-yes; Hecker-yes; Craig-yes; Weaver-yes. Minutes approved with above correction 7-0.
5. **Introduce new members and election of officers:** Supervisor Overhiser introduced new members Kelly Hecker from the AG district, Sam Craig from ZBA as the ZBA Rep to the PC, John Weaver from Lake Shore Residential district. Dan Fleming is now the Board Representative. Supervisor Overhiser said this should be a good representation of the township.

Election of officers:

- Litts nominated Adamson as Chairman. Adamson said he would be gone 4 mos of the year and questioned whether being gone would be a hindrance to the PC. Hecker 2nd the nomination of Adamson and said it could possibly be done by Zoom when Adamson is away.

Overhiser said, as of now ZOOM meetings would continue until March 29th. Overhiser suggested not letting that determine who is chair.

Fleming added another option would be the Vice Chair running meetings when Adamson is gone.

- Adamson nominated Andy Litts as Vice Chair. Litts said he is already the Chairman of the Parks Committee and said he would like to focus on that. A question as to whether being chair of another committee would prevent someone from holding a position on another committee. Supervisor Overhiser said the only person who would be ineligible would be the Board Representative.
- Fleming nominated Knisley as Secretary, seconded by Litts.

The PC decided to vote on all three above nominations at one time. Roll call vote: Fleming-yes; Adamson-yes; Knisley-yes; Litts-yes; Hecker-yes; Craig-yes; Weaver-yes. Adamson is Chairman, Litts is Vice Chairman and Knisley is Secretary.

6. **2121 Calendar review:** (Attachment 1) The PC agreed that “Calendar” could be left off the agenda as long as there are no changes to it.
7. **Old Business:** Knisley asked Fleming about a link to the Coastal Resilience meeting he was going to send to PC members. Fleming said he would double check to see that it went out.

Knisley asked for clarification on medical marijuana vs recreational. In Michigan it is legal for both medical and personal use. He asked if the regulations were the same and why the township allows growing of medical and not recreational.

Supervisor Overhiser said Medical Marijuana **growing** is indoor only. The Board felt indoor facilities would be less identifiable to the public. The purpose for allowing growing of Medical Marijuana was it was a legitimate crop. Municipalities have the right to opt in, fully or partially, or opt out. The Board was just not ready to allow recreational marijuana crops at this time.

Fleming said what used to be medical marijuana shops have now added recreational use to their shops.

## 8. New Business:

### a. Proposed text amendment discussion:

- **Winery - special land use provisions:** (Attachment 2) Smalley said someone has bought property and would like to have a winery. It is SLU in AG and RR. She came up with basic land use items and took some provisions from the Ganges ordinance. Discussion ensued about whether to have a minimum lot size, whether product must be grown on the property.

Smalley explained that if you would need parking, a tasting room and processing area, which would require space. If at least some of the product was not grown on the property, you would have a commercial business in AG. Smalley emphasized it is Casco's ordinance and can be whatever the PC wants, but to her, if you process cider or wine without growing the product, it would be a commercial business in AG. The intent of having a winery or cidery was to help the farmers out, promoting their own fruit and having tasting rooms.

Ideas were discussed including requiring products to be grown in Casco, grown on the same property, or brought in. PC members will also think about whether to require a minimum amount of land. Commissioners agreed to give this some thought and come back to it at a later date.

Commissioners discussed whether existing parking ordinance and sign ordinance would cover without adding it to wineries.

Smalley said eliminating #3 would be allowing commercial in the AG district.

Would you want someone coming in from Chicago and putting a commercial business in AG? If you don't care than you don't need #3.

Litts asked about Virtue farm in Fennville. They grow very little on their property.

Smalley said as part of their application they have agreed to grow their own fruit, but are purchasing elsewhere until the plants mature.

Smalley reiterated, the PC can do what they want, she is just giving her opinion as Zoning Administrator.

Chairman Adamson asked Commissioners to think about it and revisit Wineries at the next meeting.

- **Farm Market move to General Provisions:** (Attachments 3 & 4): Smalley said Farm Markets are in SLU. As of 2010 you are not allowed to require a SLU for a

Farm Market. She is proposing taking Farm Markets out of SLU and putting it in General Provisions. The PC will need to discuss the provisions. There are commercial type of things, the township would want to regulate setbacks, parking, etc. Whatever is allowed in the GAMP would be allowed. Some ancillary uses could be a problem. Things like Bakeries, hay rides, corn mazes, special events, petting farms, etc. would need to be discussed.

Adamson said if you are just going to move it to Special Provisions we can think about it, read GAMP and talk about it in the future.

- **Campground - Number of sites to have a “store”:** (Attachment 5) Supervisor Overhiser said now that smaller campgrounds are starting to go in, they would like a little store like Cousins, or a trading post to service their campers. The Ordinance requires 60 or more sites to have a store. This penalizes the smaller campgrounds.

Discussion ensued about what size campgrounds should be allowed a store. The current ordinance says campgrounds with 60 or more sites are allowed stores not exceeding 2,500 sq ft. Commissioners agreed smaller campgrounds should be allowed a store. After discussion they agreed smaller campgrounds with 5-50 campsites could have a store. The current draft proposal says not to exceed 1,000 sq ft in smaller campgrounds.

Smalley said to give it some thought and bring it back at a future meeting.

- b. **Revised text amendment tickle file:** (Attachment 6) Supervisor Overhiser and Smalley went over the tickle list and updated it. The items on the top ½ (Winey, Drainage issue, Lake Mich. setbacks, Farm Markets, Signs, AG District, MZEA and Campgrounds) are the ones they would like done first.

Knisley asked where the drainage issue was left. It was sent to board. Did we get feedback or specific language they wanted changed?

Smalley said she has not proposed any new text since it was kicked back from the Board. She will bring what the board is looking for to the PC.

Adamson asked commissioners to let Smalley know if you hear of something from the public that needs to be addressed.

Overhiser said there has been some frustration of the PC and Board about not being aligned. They will be aligned better going forward. The way things get prioritized, such as winery, which goes back many years, waits while other newer items jump ahead. Adamson said we load the agenda with 5 to 7 items. There are too many items and they don't get done and we go on.

c. **Any new business that may come before the commission:** None

9. **Administrative reports:**

a. **Zoning Administrator:** (Attachments 7 and 8) Smalley had December and January reports, as there was no January meeting.

Knisley questioned the item on 12/9/20 Brian Timmer, 7419 Baseline. Knisley heard he was interested in 5 acres east of him and putting in a well and septic on the property. There is ponding on the property. Because water and sewer are available in that district, could someone go with a well and septic?

Supervisor Overhiser said he did not feel the health department would permit a well or septic.

There were questions about 12/3 Paula, boundary line adjustments, and 1/25 Wedding Venue or STRs. Both wanting to know what is allowed.

There will be a preliminary site plan for the old golf course coming. They will be doing more Glamping.

b. **Township Board representative:** Fleming said as Supervisor Overhiser mentioned about moving forward on things and connecting with the board. It will save time spent on something, take it to the board, and it is rejected. Will be good to be aligned with the board.

c. **Report from ZBA representative:** No meetings

d. **Water/Sewer representative:** Adamson said they went over the audit report and there were no discrepancies. There was an appeal from someone on Cherry Court. A request by Three Blonds to have a pergola on the easement was approved. The Miami Park agreement has been signed after years of discussion. It is now completed. There will be another meeting next week.

10. **General Public Comment:** Citizen Irene Wood had a comment about the campground store sizes. A business owner would want the store to be small enough that it is cost effective. Someone with as little as 5 campsites would only need about 120 sq ft.

Supervisor Overhiser said Smalley has been working on blight issues. It is an endless thing that takes a lot of time, but she is progressing.

Smalley said they just signed a court order for 68th and 103rd street. It was a pretrial court order to remove campers. They do not need to go to court. Mr. Dotson has agreed to

move the trailers to Covert within a certain time frame. If it is not done in that time frame Casco can clean them up and bill the owner. There were other camper issues that have been removed. There were other campers down from the hall where there was a fire, and a junkyard that has been cleaned up. There have been 4 or 5 letters in the past 18 months.

11. **Adjourn:** The meeting was adjourned at 7:30 PM.

Attachment 1: PC Calendar 2021

Attachment 2: Proposed Special Use Winery text 2/17/21.

Attachment 3: Farm Markets move to General Provisions & discuss provisions.

Attachment 4: Michigan's 2021 "*Generally Accepted Agricultural and Management Practices for Farm Markets*"

Attachment 5: Proposed Campground text - 2-17-21

Attachment 6: Tickle File

Attachment 7: Zoning Administrator Dec. 2020 report

Attachment 8: Zoning Administrator Jan. 2022 report

Minutes Prepared by Janet Chambers, Recording Secretary