

Casco Township Planning Commission

Public Hearing

Amend Site Plan existing Special Land Use

June 17, 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
VanWagoner 1073 62nd St, 02-001-007-20 - Amend site plan to an exiting Special Events Venue SLU (9-5-18)
Applicant present brief description of proposal
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*

**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 matter on Wednesday, June 17, 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:

Bruce and Peggy VanWagoner of Pullman MI have petitioned for a site plan amendment to an existing approved Special Land Use for Special Events Venue to erect a building for storage and open pavilion area at 1073 62nd Ave (0302-001-007-20).

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 Bremner
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: May 28, 2020

From: Tasha Smalley, Zoning Administrator

RE: Amendment to an already approved Special Use Permit & Site Plan –
Special Events Venue

Owner: Bruce and Peggy Van Wagoner

Owner address: 1073 62nd Street Pullman MI 49450

Subject 1073 62nd Street

Parcel #: 0302-001-007-20

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 0302-001-007-20 is a legal pre-existing conforming lot of record

Lot area 1003x1302 = approx 30 acres

Proposed project: Amend approved site plan (9-5-18)

Construct additional building for storage and open pavilion

50x72 = 3600 sq ft

4 corners (10x24) will be enclosed for storage; rest of building open; two end will be open; sliding doors added to front and rear for some weather protection and aesthetics

Setbacks:

Building – 54 feet from existing venue building

300+ feet from any property line

This building will be used for the current number of allowed guests, 100. The intent is not to be able to increase the number of allowed guest.

The parking will be the same

The bathroom facilities will be the same

The refuse / garbage will be the same

The building will not affect the pond / storm water run off

I sent the revised plan to the Fire dept waiting for review.

Page 2 – Amend - Special Land Use – Special Events Venue

Special Use Requirements – Special Events Venue UU 1- 12
See attached from original application

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

Site plan review 17.03C 1-29

See attached from original application

Review Standards 17.07

See attached minutes from original application

Parking 18.03 – existing

50 spaces provided; 48 regular and 2 handicap

Parking area will be paved

Parking space 10x20

Tasha'a Notes:

The site plan has a vicinity map but does not show houses. I printed an aerial to show the vicinity map. I think rest of conditions per motion 9-5-18 are on plan.

The proposed addition has been constructed. I suggest the words “proposed” be eliminated. And all other references to “proposed” that have been constructed.

I think the parking lot should say how many spots and size. The attachment can easily get lost.

And this new building be added to the plan; not just drafted in by pen.

Possible Approval Condition

Submit revised site plan

1. add this new building including size and setback from existing building
2. remove all references referring to “proposed” that have been added/built
3. add the number of spaces and size of parking spaces (lines not necessary)
4. any other items from PC

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

* APPLICATION
SENT VIA
EMAIL 5.26.20
TO TASHA
5-29-20
Folder #
2349
0700-

SITE PLAN REVIEW/SPECIAL USE/PUD APPLICATION & REQUIREMENTS

1. Applicant Information:

Name PEGGY & BRUCE VAN WAGONER
Address 1073 62ND AVE City PULLMAN State MI Zip 49450
Telephone 269.231.9700 Fax _____
Person in charge of project MVM BUILDERS, INC & PEGGY & BRUCE VAN WAGONER

2. Property Information:

Address: 1073 62ND AVE PULLMAN, MI
Parcel #: 0302-001-001-20; Do you own the parcel? Yes ; No _____
Current Zoning _____ Conforming use in zone? Yes _____; No _____
Other action required?: Variance _____; Re-zone _____; Special Use _____

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

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

4. Engineer or Surveyor Information: N/A

Name _____ Address _____
City _____ State _____ Zip _____ Phone _____ License # _____

5. State proposed use of property: STORAGE / PAVILLION AT SITE

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.

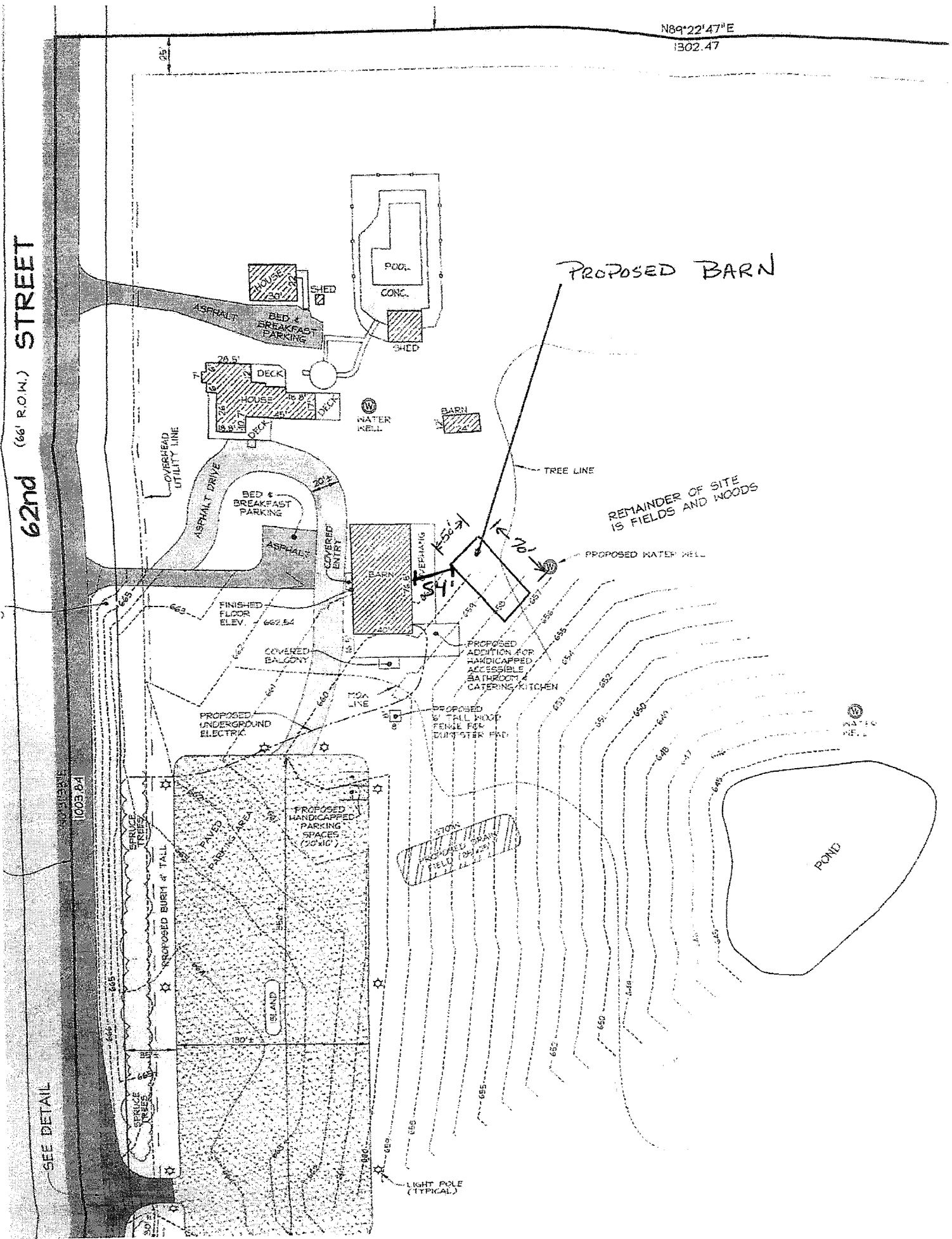
I hereby authorize Casco Township Planning Commission members and Township staff to inspect the proposed site at their discretion.

Applicant Signature MVM BUILDERS, INC. Steve Thelie, PRESIDENT Date 5.26.2020

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

Remark : _____

62nd STREET
(66' R.O.W.)



PROPOSED BARN

REMAINDER OF SITE
IS FIELDS AND WOODS

POND

SEE DETAIL

PROPOSED
HANDICAPPED
PARKING
SPACES
(20'x10')

LIGHT POLE
(TYPICAL)

HOUSE
30'

DECK
20.5'

HOUSE
15.8'

HOUSE
15.8'

POOL
CONC.

BARN

BARN
17.0'

PROPOSED
ADDITION FOR
HANDICAPPED
ACCESSIBLE
BATHROOM &
CATERING KITCHEN

PROPOSED
5' TALL HOOD
FENCE FOR
RUN-OFF POND

PROPOSED BURY 4' TALL
SPRUCES TREES

PROPOSED HANDICAPPED
PARKING SPACES
(20'x10')

PROPOSED UNDERGROUND
ELECTRIC

COVERED BALCONY

FINISHED FLOOR
ELEV. 662.54

COVERED ENTRY

ASPHALT DRIVE

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

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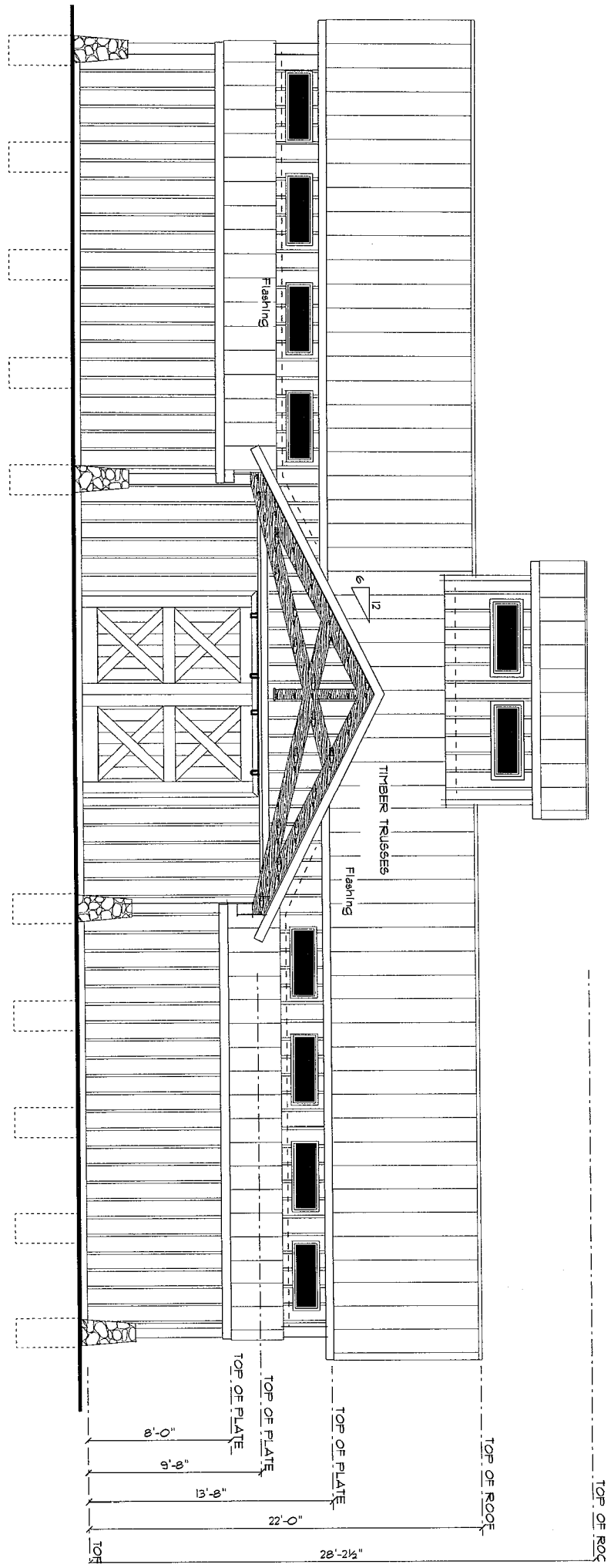
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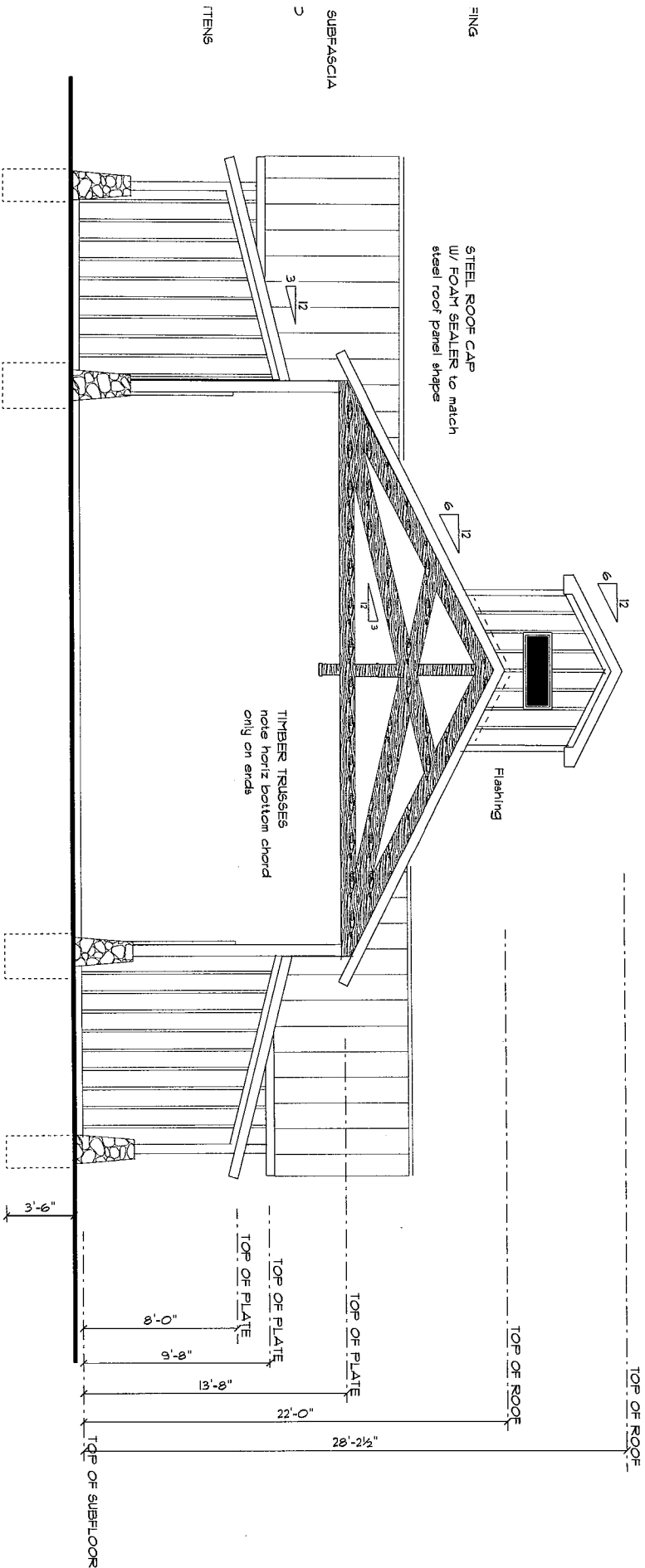
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AST ELEVATION 40179





SECTION - SOUTH ELEVATION 40179

TIMBER TRUSS ROOF: