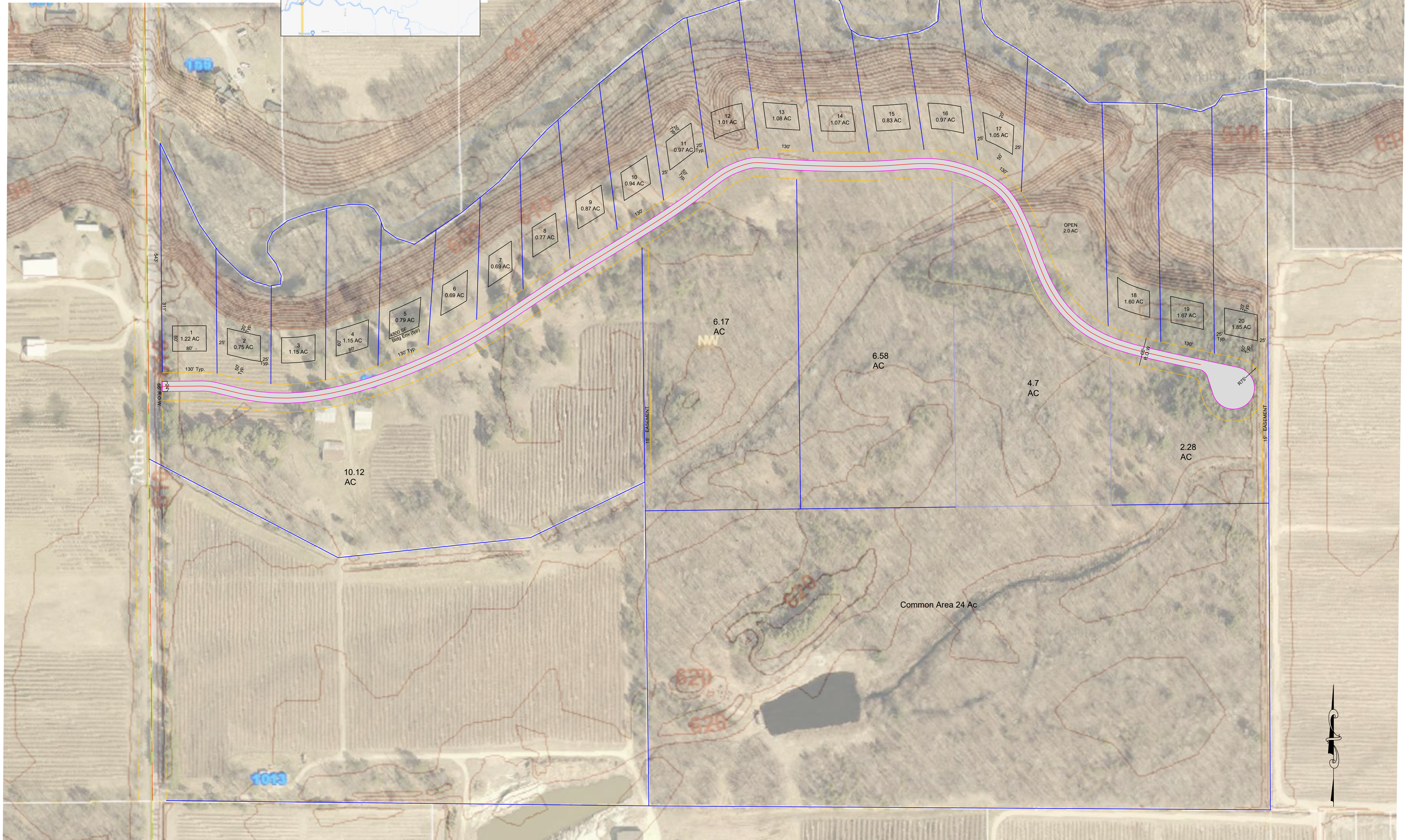
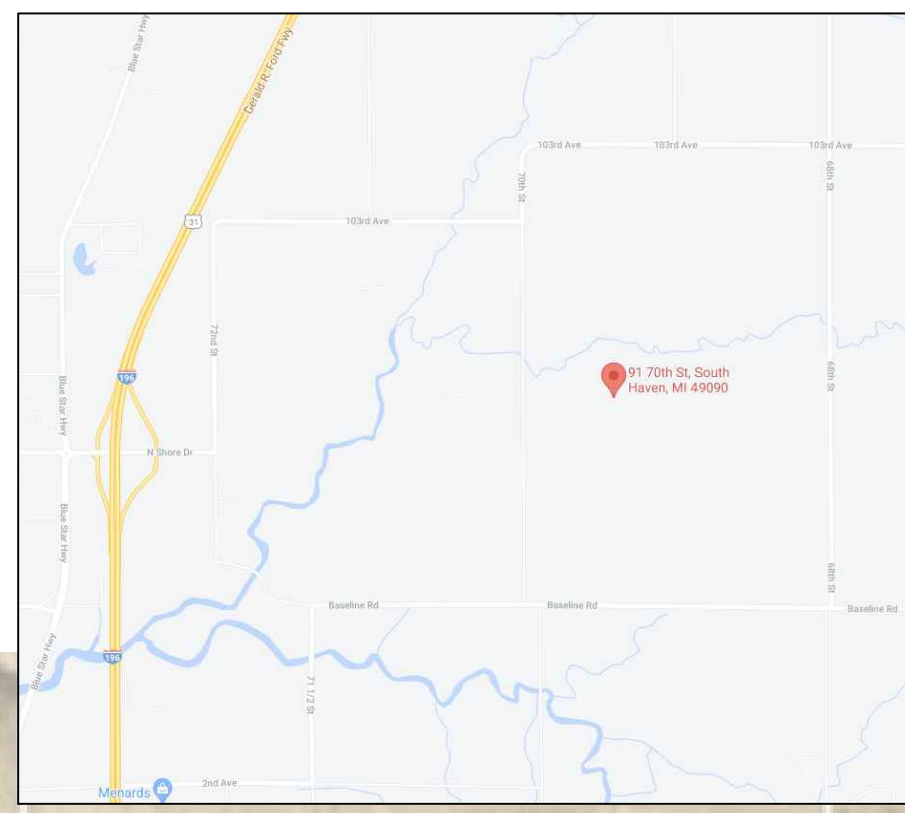
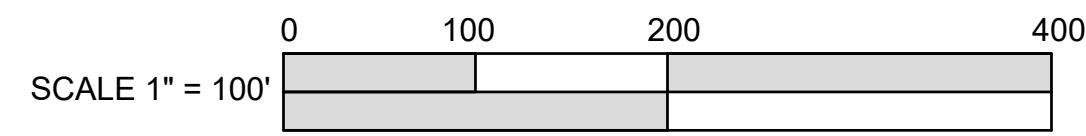


**CASCO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**September 15, 2021**  
**6:00 PM**  
**Casco Township Hall**

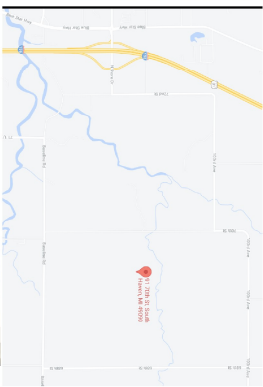
1. Call to order
2. Review/Approval of Agenda
3. Public Comment - items **NOT** on the Agenda (please keep comments to 2 minutes) & Correspondence received
4. Approval of minutes:
  - a. 6/16/21 Regular meeting minutes
5. Public hearing
  - Longview AG Asset Management – Preliminary PUD 91 70<sup>th</sup> Street 0302-032-008-00; residential PUD 25units
    - Open Public Hearing
      - Applicant present
      - Correspondence
      - Audience comments – for / against
      - Any further discussion
    - Close public hearing – no further public comments
  - Nadine Navaro – Special Land Use Permit Group Daycare 484 Blue Star, 0302-760-001-00
    - Open Public Hearing
      - Applicant present
      - Correspondence
      - Audience comments – for / against
      - Any further discussion
    - Close public hearing – no further public comments
6. New Business:
  - a. Discuss preliminary site plan
  - b. Discuss / decision special land use group day care
  - c. Any other business that may come before the commission
7. Old Business:
  - a. Status text amendments
  - b. Any other business that may come before the commission
8. Administrative Reports
  - a. Zoning Administrator
  - b. Township Board representative
  - c. Report from ZBA representative
  - d. Water/Sewer representative
9. General Public Comment (2 minutes each)
10. Adjourn



Located in Allegan County,  
Casco Township, Michigan









**CASCO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**April 21, 2021**  
**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) & Correspondence received
4. Approval of minutes:
  - a. 6/16/21 Regular meeting minutes
5. Public hearing
  - Longview AG Asset Management – Preliminary PUD 91 70<sup>th</sup> Street 0302-032-008-00; residential PUD 25units
    - Open Public Hearing
      - Applicant present
      - Correspondence
      - Audience comments – for / against
      - Any further discussion
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  - Nadine Navaro – Special Land Use Permit Group Daycare 484 Blue Star, 0302-760-001-00
    - Open Public Hearing
      - Applicant present
      - Correspondence
      - Audience comments – for / against
      - Any further discussion
    - Close public hearing – no further public comments
6. New Business:
  - a. Discuss preliminary site plan
  - b. Discuss / decision special land use group day care
  - c. Any other business that may come before the commission
7. Old Business:
  - a. Status text amendments
  - b. Any other business that may come before the commission
8. Administrative Reports
  - a. Zoning Administrator
  - b. Township Board representative
  - c. Report from ZBA representative
  - d. Water/Sewer representative
9. General Public Comment (2 minutes each)
10. Adjourn



Draft

CASCO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
June 16, 2021; 6 PM

**Members Present:** Chairman Lewis Adamson, Vice Chairman Andy Litts, Board Representative Dan Fleming, Secretary Greg Knisley, ZBA Representative Sam Craig and members Kelly Hecker and John Weaver

**Members Absent: None**

**Also Present:** Zoning Administrator Tasha Smalley, Recording Secretary Janet Chambers and via zoom, interested citizens Clay and Janis Griffindorf

1. **Call to order:** The meeting was called to order by Chairman Adamson at 7 PM.
2. **Review / Approval of Agenda:** The agenda was reviewed and approved as printed.
3. **Public Comment – items NOT on agenda:** None
4. **Approval of minutes:**
  - a. **5/19/21 Regular Meeting minutes:** A motion by Fleming, supported by Hecker to approve minutes of 5/19/21. All in favor. MSC
5. **Public hearing – none**
6. **New Business:**
  - a. **Any other business that may come before the commission:**
7. **Old Business:**
  - a. **Text amendment discussion – Winery and Lake Michigan setback:** Smalley said this is an item that has been tabled at last few meetings and has been on the agenda for approximately 2 months. Winery text and Lake Michigan setbacks are an item that needs to be amended but has not yet.

Weaver recalled a previous discussion about titling the section “Alcohol Production Facilities”.

Smalley said the section could also cover fruit, meat, wineries, or hops. Distilleries are not covered anywhere else in the ordinance. Typically, a distillery does not use an AG product. The purpose of allowing in an AG district is generally to promote their AG product and make money. A tasting room and sales are commercial uses where they normally are not allowed. Commissioners need to discuss whether Casco wants to allow facilities that do not produce at least some of the product.



Knisley asked if they can ship some of the product in to augment the supply.

Smalley said many townships do allow shipping in additional product to supplement theirs, but that is a decision for Casco to make.

Hecker asked if current wineries are required to grow their own product.

Smalley said an existing winery was approved via the Farm Market section of the ordinance, so they are required to grow their product.

Knisley said they should not be restricted to using ONLY their own crop.

Adamson said farmers would want to grow at least some of the product because it would add to the nostalgia.

Fleming added, it is the nature of crops that you will not always have a good crop and may need to supplement.

Chairman Adamson said the PC should get something on the books for wineries and it could be expanded to include breweries, etc. later.

Smalley said RR does allow AG. The PC will need to decide if RR would be exempt from allowing wineries. She added the GAMP setback is about 50'.

Parking, signage, occupancy number, etc. will have to be decided. Some are limited to 5,000 which is quite big. Everyone eventually wants to have weddings. They would need to comply with Special Events standards. The Special Events ordinance requires them to be owner operated and are required to live at the location.

Commissioners discussed the proposed 10 PM closing. McIntosh closes at 6 PM. An earlier draft had closing at 9 PM but was changed to 10 PM because Farm Markets are allowed to be open until 10 PM.

Litts questioned whether the proposed setbacks fit on 3 acres?

Smalley said the current setback is 50', with 75' from non-farmers.

Litts asked if the PC should make a motion to move forward on this?

Smalley said she would like to have 3, 4, or 5 ordinance changes before scheduling a public hearing. Smalley will make a draft incorporating items discussed. There will be an opportunity for further discussion or changes later.

Discussion moved on to Lake Michigan setbacks. Smalley said she had a request at 42 North Shore drive for a swimming pool. There is a small section of Lakeshore that is not in high-risk erosion. EGLE does not regulate in non- high-risk areas. A swimming pool or structure needs a setback. With Lake front properties, the ordinance considers both street side and lake side to be front yards. Swimming pool provisions say no swimming pool in front yards. There is a provision to allow them in lakeshore, but it defers to EGLE for regulation. The small non-high-risk erosion area at the south end of Casco is not regulated by EGLE. There are also areas in the ordinance that refer to the lakeside as rear yard and other areas that



refer to it as front yard. This will need to be consistent. There is also an ordinance that never got changed where setbacks were determined by an average of 5 structures.

Knisley said 'structures' would need to be defined. It could come down to the site plan review.

Discussion ensued about whether to go with "average" of a number of adjacent structures or average within a certain distance, or simply average within a number of lots, and what type of structure goes in the average. Could be simplified by just saying a specified number of feet and avoid using an average.

Everything EGLE does not regulate will need to be covered. Stairs, deck at top of stairs, sheds, power lifts, etc.

Fleming asked the reason for regulation, just because EGLE does not.

Smalley said she gets requests and if EGLE does not regulate something, she needs to know the setbacks. It is for protecting the bluff and neighbors.

Fleming asked how we know what distance from the bluff will protect the bluff. How does EGLE know what distance will not cause a problem. Fleming said if someone wants to build close to the bluff, we need to warn them of their risk and let them decide.

Discussion ensued about how one person taking a risk also affects neighbors on the bluff. As someone tries to mitigate erosion to save something they have built, it can affect the shoreline and future erosion. The consequences are not limited to one person.

Smalley said currently when she gets an application for along the shoreline, it is not clear in the ordinance how she is to handle it.

Chairman Adamson said there is a committee looking at revetments also.

Windcliff drove steel in the ground and backfilled it with sand. Scenarios like that affect much more than their own property. It creates a mess when you disturb sand and soil.

Fleming said even at 200' eventually it will erode.

Weaver asked how many property owners along the lakeshore even have 200' on the lakeside of their homes?

Smalley did not have that information, but said some people go from the Ordinary high-water mark (OHWM). You need to determine where you want to measure from. It could be the bluff at the time of application or OHWM.

Knisley referred to a property where the bluff was removed. They made a slope to the water regardless of what it did to neighboring properties. No body stopped them.

Litts asked about just updating language to today's standards and what that would entail. If Smalley does the language corrections, and leaves the setbacks and decisions to the PC, it may go smoother with the language corrections in front of us.



Smalley said there are some minor changes. There is a section where a change was written and not put in the ordinance, and the part where EGLE is not part of the standard, there needs to be a standard. Lake Michigan waterfront and streams and ponds are all referred to as waterfront. This needs to be clarified.

Knisley asked if there should be a side ordinance?

Adamson said someone could still go to the ZBA if they need to.

Smalley said the starting point of the measurement needs to be determined. You could stick with 200' and let the property owner get a variance.

Litts asked about public input.

Smalley said they will have an opportunity at the public hearing. She added that EGLE regulates anything with a roof and foundation. She added when she went through EGLE books from the 70's and 80's they had two different setbacks a non-high-risk erosion area has a 65' setback and high-risk erosion area has 180'.

Knisley said we could ask EGLE what their objective is for the setbacks they have.

Weaver said he went through EGLE for his home, and they had a period of time in mind that the home would be safe. They made a statement "You should be good for 100 years."

Chairman Adamson said to consider something that would keep it simple.

Smalley said like a single-family home 200' from OHWM.

Adamson said the PC should revisit this.

- b. **Any other business that may come before the commission:** Smalley said there are no site plans or requests at this time.

Adamson said we should let July slide if there is nothing pressing. After discussion, members decided to meet in July and take August off. Hecker will take minutes at the July meeting.

Smalley said easier text amendments in July will be signs (attorney has made a draft to consider), definitions for childcare and daycare will be discussed. DEQ will need to be changed to EGLE. Waterfront for lakeshore and other waters will need to be clarified. Discussion on Projections into yards will be something that will require more discussion.

## **8. Administrative Reports**

- a. **Zoning Administrator – April & May:** Fleming asked Smalley is there a way to track citizens questions so we can address what they are asking frequently? When we work on the Master Plan we need to know what people want.

Smalley said she does list items that have a steady flow of questions. That is where she gets some of the items to add to her list.



Knisley brought up a question of pole buildings and having a residence in or attached to them. This is becoming popular, and they are pretty nice buildings.

Smalley said a residence requires a foundation 42" below grade, which would exclude pole buildings.

Knisley said people include a foundation just on the part they will reside in. The ordinance says if there is no home, there cannot be a barn. This is a way to have a home incorporated in or attached to the barn.

- b. **Township Board Representative:** Fleming said the board has not met. They have changed from Wednesdays to Mondays. They will meet next Monday.
- c. **ZBA Representative:** Craig said there was a variance requests to split one lot into 4 lots and build 4 homes. That request was denied. Another request was for a home close to falling in lake, on a 45' lot. They needed 2 side variances. Approval was granted subject to positioning the house so a Fire truck through.
- d. **Water / Sewer representative:** There were two requests to have fees waved. Boss family said sewer ran past, but was not connected to their property and wanted connection fee waived. That was denied. A developer at Everett Park wanted fees waived because they said they had connected to lots on Elkenburg. This was not true, and they were denied.

The budget was approved. They will replace a \$50,000 valve on the Blueberry water tank.

- 9. **General Public Comment:** Clay Greiffendorf, (via zoom) was asked if he had questions. He did not but found discussion on setbacks and pools interesting.

- 10. **Adjourn:** Meeting was adjourned at 7:06 PM.

Minutes prepared by Janet Chambers, Recording Secretary



\$700<sup>00</sup>

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

8-16-21  
pd ch # 1009  
@ 700-

**SITE PLAN REVIEW/SPECIAL USE/PUD APPLICATION & REQUIREMENTS**

**1. Applicant Information:**

Name Longview Agricultural Asset Management LLC  
Address 1201 N. Benton Center Rd. City Benton Harbor State MI Zip 49022  
Telephone 269-934-9970 Fax \_\_\_\_\_  
Person in charge of project Garth Dear 616-403-1111

**2. Property Information:**

Address: 159 70<sup>th</sup> Street 91 70<sup>th</sup> St \* closing scheduled  
Parcel #: 0302-032-008-00 ; Do you own the parcel? Yes ☒ ; No \_\_\_\_\_  
Current Zoning AG Conforming use in zone? Yes \_\_\_\_\_ ; No \_\_\_\_\_  
Other action required?: Variance \_\_\_\_\_ ; Re-zone ☒ PUD ; 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:**

Name TBD Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ License # \_\_\_\_\_

**5. State proposed use of property:** Residential PUD 25 building sites

**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:**

- Types and size of structures to be erected.
- Timetable regarding stages of project and completion date.
- 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 Garth Dear Date 8-16-21

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

Remark : \_\_\_\_\_



## The Cottages at Black River Woods

159 70<sup>th</sup> Street

South Haven, MI 49090

### Background:

This 78 acre site in Casco Township is currently owned and operated by Roedgers Brothers Farms. Approximately 10 acres is cultivated blueberries with the remaining acreage covered in lovely hardwoods and bordering on the Middle Branch of the Black River. The current concept is to develop this property under the existing PUD conventions of Casco Township as a single-family home neighborhood utilizing the heavily wooded environment and the Black River bluff as the primary attractions. The goal is to preserve as much of the natural landscape, including the blueberry fields, as possible while creating a very natural, small neighborhood, cottage feel.

### PUD Requirements:

**Density** – The current lot size requirement in the agricultural district is 2.5 acres. A 78 acre parcel will yield 31 home sites at 2.5 acres each. The current site plan shows 25 building lots. Utilizing the “clustering” concept, as explained in the PUD (section 16) zoning rules, our plan will be to cluster the home sites along the Black River bluff. This positioning will take advantage of the beautiful views over the river and lowlands. It also places the homes in a deep sandy ridge which will be advantageous for excavation and drainage. Additional homesites away from the river bluff will be significantly larger and will add to the “out in the woods” feel of the neighborhood.

**Open Space** – Current PUD rules require that at least 30% of the site area will consist of common open space for active or passive recreational use. Our intention will be to identify and restrict a minimum of 24 acres to create a neighborhood “common space”. This space is presently planned to be contiguous and will include easements from two access points in the neighborhood allowing walking trails and access to heavily wooded environments. The current plan is that this area will be roughly the southeast quadrant of the site.

**Access** – With the higher density development on the river bluff and the larger parcels and common space on the southern side of the parcel, the plan is to place a single roadway from 70<sup>th</sup> Street to the parcels that border on the eastern edge of the property. A single road will minimize the number of trees that have to be removed and will preserve much of the natural habitat that exists today. This will allow maximum utilization of infrastructure and meets the current PUD requirements.

**Existing Agricultural Use** – The current development plan is to capture the blueberry fields in a single large parcel and develop that parcel as a “gentleman farm”. The double advantage of a wooded homesite and a small operating fruit farm should be attractive to many people. This is located near the entrance to the neighborhood creating an interesting amenity for all who live in Black River Woods and blending in nicely with the agricultural heritage of the township.



Home Plans – We have not done a formal market study or partnered with a builder so our thoughts at this point are preliminary. Our thought is that this neighborhood will include small scale homes: comfortable, livable, and appropriate as either primary or second homes. The plans we have looked at range between 1,500 and 2,500 square feet. The plans will include flexibility to incorporate slab and full basement foundations, two and three stall garages, decks, patios and sunrooms. We have reviewed plans from three West Michigan builders but nothing has been finalized.

Site Plan – The site plan is intended to present the concept of single road access, higher density “clustering” on the river bluff, larger lots on the south side of the street, and dedicated common space which preserve access to a large wooded and pond area. It also shows the location and relative size of the “gentleman farm” parcel. The lots will meet existing setback requirements: 50 feet front and rear and 25 feet side setbacks. We look forward to your thoughts and ideas for this neighborhood. With your input and encouragement, we will take the next step

Thank you for your interest and input!



Middle Black River

MARCHAND  
JUAN &  
SCHNITTA  
JILLIAN

70th St

ROEDGER  
BROS  
FARMS  
LLC

ADKIN

REICHARTS



Memorandum: Casco Township Planning Commission  
Date: September 1, 2021  
From: Tasha Smalley, Zoning Administrator  
RE: Special Use Permit site plan– Group Child Care (up to 12)

Owner: Nadine Navaro  
Owner address: 484 Blue Star, South Haven MI 49090

Subject Property: 484 Blue Star Hwy  
Parcel #: 0302-760-001-00

LDR – Low Density Residential District

8.03 District Regulations

Minimum lot area – Public W/S 10,000 sq ft; private W/S 20,000 sq ft  
Minimum lot width – Public W/S 85 ft; private W/S 100 ft  
Front setback – public w/s 30 ft; private w/s 50 ft  
Rear setback – 40 feet  
Side setback – public w/s 15 ft; private w/s 25 ft  
Lot coverage - 25%  
Maximum building height - 35 feet

Chapter 15 Specific Use Regulations

15.03K Day care, group home

15.02C Review and approval 1-3

Chapter 17 Site Plan Review

17.03C

Analysis

Property 0302-760-001-00 is a legal pre-existing non-conforming lot of record  
Lot area (irregular shape) 100x130(ish)

Proposed Special Use – group day care – 12 kids

Ms. Navaro currently is licensed for a day care up to 6 kids; with the increased need for daycare she would like to obtain approval for up to 12 kids.



## Page 2 – Amendment Special Land Use – Day Care, Group

Special Use Requirements – Day care, group 15.03K 1-8

1. yes, exterior is maintained
2. yes, fenced area 36x98= 3528 sqft
3. yes, fence not less than 4ft and not over 6ft
4. TBD state license
5. not to exceed 10 guest rooms
6. no other facilities
7. not to exceed 16 hrs
8. 1 sign allowed – not on plan
9. parking area shown, but no designated spaces

Review Standards 15.02C Day care, Group

1. a. yes      **b. this is subjective**  
c. public services will be met      **d. this is subjective**  
e. yes, no exterior changes
2. standards for Group stated above
3. PC may impose conditions for approval

Site plan review 17.03C 1-29

Due to the nature of this request and no construction, I deemed many of 1-29 n/a

Standards 17.07 review standard – A-T

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8-24-21  
Pd Ch #150  
@ 200-

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

**SITE PLAN REVIEW/SPECIAL USE/PUD APPLICATION & REQUIREMENTS**

**1. Applicant Information:**

Name Nadine Navarro  
Address 484 Blue Star Hwy. City South Haven State MI Zip 49090  
Telephone 269-769-6299 Fax \_\_\_\_\_  
Person in charge of project Nadine Navarro

**2. Property Information:**

Address: 484 Blue Star Hwy.  
Parcel #: 0302-760-001-00 ; Do you own the parcel? Yes \_\_\_\_\_; No ☒  
Current Zoning R-2 LO 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) group daycare - childcare

**4. Engineer or Surveyor Information:**

Name \_\_\_\_\_ Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ License # \_\_\_\_\_

**5. State proposed use of property:** Home group daycare - childcare

**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:**

- Types and size of structures to be erected.
- Timetable regarding stages of project and completion date.
- 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 Nadine Navarro Date 8.24.21

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

Remark : \_\_\_\_\_





August 24, 2021

Casco Township  
7104 107th Avenue  
South Haven, MI 49090

Dear Sir/Madam:

I am currently operating a licensed family home daycare from August 2020. Prior to that I held a group daycare in New York for 10 years before relocating out of state due to the military.

I am applying for a Special Use Permit to open a group daycare in my home at 484 Blue Star Hwy, South Haven, MI 49090. I am humbly requesting this permit so that I am able to accommodate families in our community with childcare which is in a much needed demand. I love nurturing children, and through word of mouth I have been referred for childcare, which I have no openings at the moment.

Thank you in advance for your consideration, and I look forward to hearing from you.

Best regards,

*Nadine Navarro*

Nadine Navarro  
Licensed Provider

484 Blue Star Hwy., South Haven, MI 49090  
269-769-6299



FENCED BACKYARD = x

36'-1"

12'-6" GATE

76'-0"

WALKOUT BASEMENT

SLIDER

STAIRS

GARAGE

STAIRS

(PARKING + DRIVEWAY)

LANDSCAPE

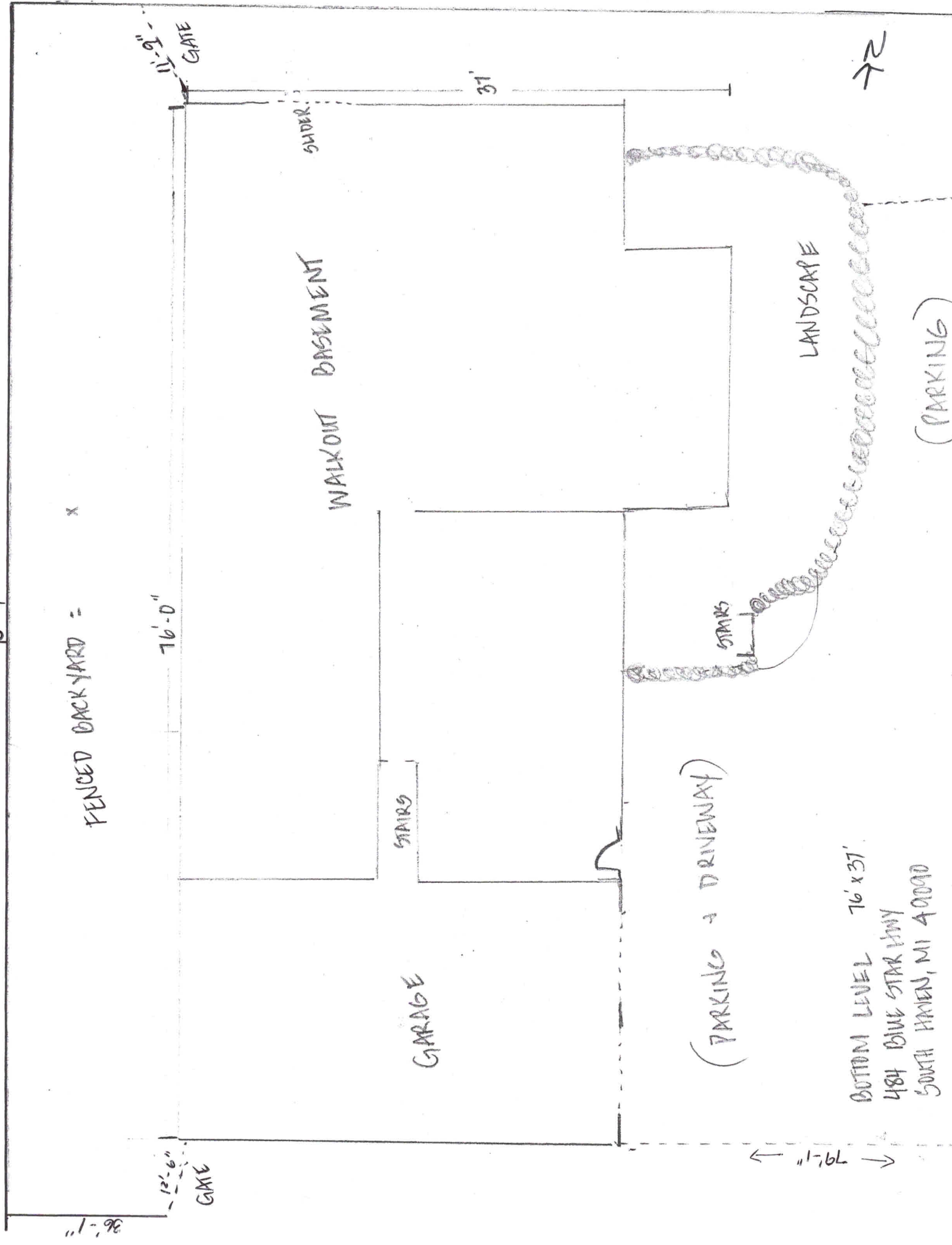
(PARKING)

BOTTOM LEVEL 76' x 37'  
484 BLUE STAR HWY  
SOUTH HAVEN, MI 49090

79'-1"

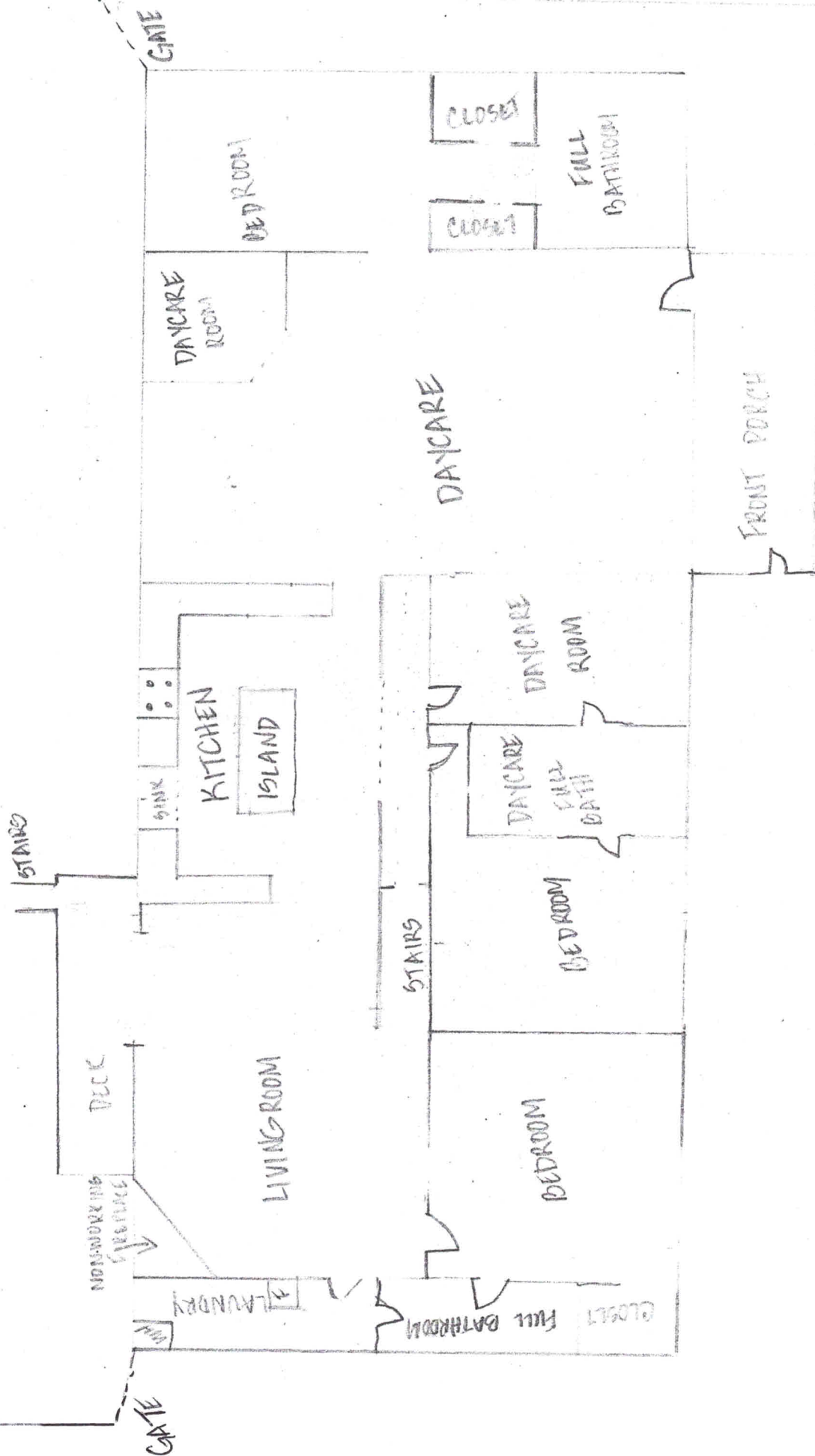
37'

72



FENCED BACKYARD

FENCE



UPPER LEVEL 76'x31'  
484 BLUE STAR HWY  
SOUTH HAVEN, MI 49090



3. Playground equipment may only be located in the interior side or rear yard of the lot, and must have a four-foot fence around its border. The playground must be at least 50 feet from the lot line.
4. The main building shall be at least 50 feet from any lot line.
5. The required off-street parking shall meet the conditions outlined in Chapter 18, for elementary schools.
6. The off-street parking area shall be arranged so that client loading and unloading will not be in the path of vehicular traffic.
7. The facility shall comply with all applicable State licensing requirements.

K. *Day care, group homes.*

1. The property and residence exterior shall be maintained in a manner compatible with the surrounding neighborhood.
2. All playground equipment and areas for play and exercise shall be in the rear yard of the property. This area shall be at least 2,500 square feet in size.
3. Fencing at least four feet, and no more than six feet, in height shall be provided around all outdoor areas accessible to children.
4. The facility shall be in compliance with all applicable State licensing requirements.
5. The facility shall not be located closer than 1,500 feet to another licensed group day care home, an adult foster care small group home or large group home licensed under the Adult Foster Care Facility Licensing Act, a facility offering substance abuse treatment and rehabilitation services to seven or more persons licensed by the State, a community correction center, resident home, halfway house or other similar facility which houses inmates under the jurisdiction of the Michigan Department of Corrections.
6. The facility shall not exceed 16 hours of operation during a 24-hour period.
7. One non-illuminated sign measuring no more than four square feet may be permitted if attached to the principal structure.
8. Required off-street parking, as well as off-street pick-up and drop-off areas shall be provided.

L. *Drive-through establishments.*

1. Sufficient stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way, or a private right-of-way not dedicated exclusively to this operation. A minimum of four stacking spaces for each service ordering station shall be provided. Stacking spaces shall be located so as to not interfere with vehicular circulation and egress from the property or parking spaces by vehicles not using the drive-through portion of the facility.
2. In addition to parking space requirements, at least one parking space shall be provided, in close proximity to the exit of the drive-through portion of the operation, to allow for customers waiting for delivery of orders.
3. Access driveways shall be located no less than 100 feet from any intersection, measured from the nearest right-of-way line to the nearest edge of said access or from the nearest edge of any other driveway.
4. Outdoor speakers for the drive-through facility shall be located in a way that minimizes sound transmission toward neighboring property and uses.
5. The proposed site shall front upon a paved County primary road. All ingress and



4. Applications for final site plan reviews shall include the information as listed below, unless deemed unnecessary by the Zoning Administrator or by the Planning Commission after preliminary review. If there was a preliminary site plan then the final site plan shall also show any changes from the preliminary site plan properly marked.
5. All developments requiring site plan review shall be reviewed and approved for drainage by the Allegan County Drain Commissioner and shall be designed in accordance with the Drain Commissioner's "Development Standards for Stormwater Management Systems". All developments where there are multiple owners, such as but not limited to, plats, condominiums, and commercial developments with multiple principle buildings must have a 433 agreement with the Allegan County Drain Commissioner.

C. *Final site plan requirements.* Applications for final site plan reviews shall include the information as listed below, unless deemed unnecessary by the Zoning Administrator.

1. An inset location sketch showing at a minimum, properties, roads, and use of land within one-half mile of the site. *printed GIS*
2. Legal description and parcel number of the subject property. ✓
3. The ~~date~~, north arrow and ~~scale~~. ✓
4. Name and address of the property owner or petitioner. *on app*
5. Name and address of the person or firm who drafted the plan and the date the plan was prepared and any subsequent revision dates.
6. Seal, name, and address of the professional individual responsible for preparation of the final site plan.
7. Property lines and required setback lines shown. ✓
8. Size (in acres) of the subject property and number of acres allotted to each proposed use and gross area in building, structure, parking, public roads and drives, and open space. ✓
9. Dimensions of all existing and proposed structures on the subject property, and building setbacks on each building site including dwelling unit densities by type, if applicable.
10. Specific location of existing and proposed stormwater facilities including stormwater calculations.
11. Detailed design for all utilities, including any proposed connections to public or private community sanitary sewer or water supply systems.
12. Dimensions and radii of all existing and proposed drives, cross sections of roadways, acceleration/deceleration lanes.
13. Recreation areas, common use areas, floodplain areas, and areas to be conveyed for public use purpose.
14. Existing zoning and use of all properties abutting the subject property.
15. Design and location of sidewalks and trails.



16. Specific location and design of exterior lighting, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), fire lanes, and unloading areas.
- ~~17.~~ Development agreement (as required).
- ~~18.~~ Easement descriptions and dedications.
- ~~19.~~ Approved road names.
- ~~20.~~ Detailed landscape design, including method of protecting existing vegetation, species listing and sizes for new landscaping materials and profile of proposed buffer strips, screening, berm and fence design, as appropriate. Timing of landscaping must also be provided.
21. Any signs not attached to the building(s). 7
- ~~22.~~ Site grading plan. 7
23. Location of all solid waste disposal facilities, including recycling, and screening.
- ~~24.~~ Location and specifications for existing or proposed outside, above or below ground storage facilities for hazardous materials.
- ~~25.~~ Detailed inventory of significant natural features, and other natural characteristics, including but not limited to open space, wetlands, landmark trees, stands of trees, brooks, ponds, floodplains, hills, slopes of over 15 percent, and similar natural assets or hazards.
- ~~26.~~ Detailed means of protecting natural features during construction.
- ~~27.~~ Written reviews and approvals by the Allegan County Road Commission engineer, Allegan County Drain Commissioner and South Haven Area Emergency Services fire inspector.
- ~~28.~~ Where required, a 433 Agreement with the Allegan County Drain Commissioner.
- ~~29.~~ Any changes to the originally submitted narrative.

**Sec. 17.04. Plat requirements.**

In those instances in which Act 288, Michigan Public Acts of 1967, as amended, the Land Division Act, is involved, the owner shall, after site plan approval, submit the preliminary and final plats to the Township in conformance with the Land Division Act, and in accordance with all other applicable codes, acts and ordinances. Such plats shall remain in conformance with the approved site plan.

**Sec. 17.05. Administrative fees.**

A. Any site plan application shall be accompanied by a non-refundable fee in accordance with the schedule of fees established by the Township Board.





Allegan County GIS Services assumes no liability for the conclusions drawn from the use of these data.

1 inch = 47 feet

Map Printed: 8/24/2021



## Michigan Township Services Allegan

111 Grand

**Invoice**

Date	Invoice #
7/12/2021	3684

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Permit fees (fill-in) June 2021	2,813.40	2,813.40
	Inspections (fill-in) 16 @ \$50.00	800.00	800.00
11.25	Office hours 11.25hrs	48.00	540.00
0.25	6-2 George Poszywak 018-015-00/017-00 shared driveway regs, div lots questions	48.00	12.00
0.25	6-2 Susan Lowden, Greenridge 7219 highfield, divide lot questions	48.00	12.00
0.25	6-4 Sergio Pereira, 760-019-00 setback regs, corner lot	48.00	12.00
0.25	6-4 Tony Hernandez, realtor, lot for sale, 760-019-00 setbacks lot is a corner lot	48.00	12.00
0.25	6-7 Lorna Widdes 215 70th, floodplain? number of divisions allowed	48.00	12.00
0.25	6-7 Brian McDonald 7257/7259 Miami, BLA of two lots	48.00	12.00
0.25	6-9 Erik Jesser, Blue Star, pond regs	48.00	12.00
0.25	6-9 Sokel, 1033 64th, ZP solar array	48.00	12.00
1	6-11 planning commission agenda packet 6-16	48.00	48.00
0.25	6-14 Ryan Shek, tiny home questions	48.00	12.00
0.25	6-14 Jim Shek, campground regs, camping, tiny home rental	48.00	12.00
0.25	6-15 on site inspection 94 pershing fence complaint	48.00	12.00
0.25	6-16 Nick Stegman 721-018-00 min dwell regs, setbacks	48.00	12.00
0.25	6-16 Michael Bert, 6105 105th setbacks garage	48.00	12.00
<b>Total</b>			



## Michigan Township Services Allegan

111 Grand

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Date	Invoice #
7/12/2021	3684

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2	6-16 draft 5/19 PC minutes	48.00	96.00
0.25	6-16 Hart, 619 Lakeshore, ZP steps	48.00	12.00
0.25	6-16 Hruswicki 46 66th St land div approval	48.00	12.00
1.25	6-16 Planning Commission meeting	48.00	60.00
0.25	6-17 Joyce Richardson, camper regs, vacant land	48.00	12.00
0.25	6-17 Emily, Shores of South Haven, lot combo approval 217-015-00/30	48.00	12.00
0.25	6-21 Sergio Pereira, 760-019/020-00 lot combo questions, setbacks, corner lot	48.00	12.00
1.5	6-22 Tony Quinn, ord questions: noise, outdoor gathering, special events	48.00	72.00
0.25	6-23 Thaler, 507 Kitty Hawk, lot combo approval	48.00	12.00
0.25	6-23 Don Sappanos, memo: return zba app, go thru circuit court	48.00	12.00
0.25	6-23 Nick Stegman 316 Blue Star, animal, horse regs	48.00	12.00
0.25	6-24 O'Sullivan 7316 101st ZP new res	48.00	12.00
0.25	6-24 Kelly Dewey, realtor, 062-007-10/60 lot for sale, min dwell regs setbacks	48.00	12.00
0.25	6-24 Ortiz, memo 146 blue star, fence need variance, no sleeping allowed in cabins	48.00	12.00
0.25	6-24 7151 on site inspection 7151 Ferndell, neighbor dispute LP tank	48.00	12.00
0.25	6-25 Paul Valentine 6285 102nd, ZP new res	48.00	12.00
		<b>Total</b>	

111 Grand

Date	Invoice #
7/12/2021	3684

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

[illegible]



## Michigan Township Services Allegan

111 Grand

## Invoice

Date	Invoice #
8/9/2021	3698

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Permit fees July 2021	2,875.50	2,875.50
	Plan review B21-012	150.00	150.00
6.5	office hours	48.00	312.00
0.5	7-6 site check 57 North Shore, flooding concerns	48.00	24.00
0.25	7-6 Judy Jensen, commercial marij regs	48.00	12.00
0.25	7-7 Zagers, 6645 107th ZP pool	48.00	12.00
0.5	7-7 Justin Goodenough, home builder, 180-145-00, 380-102-00, 380-142-00, buildable lot questions	48.00	24.00
0.25	7-7 Dave Burgess, 878 Lakeshore, verify setbacks new res	48.00	12.00
0.25	7-7 Matan, amend lot combo 640-00-14, 607-008/009-11	48.00	12.00
0.25	7-7 Ashley Ortiz 146 Blue Star, B&B regs and app packet	48.00	12.00
0.25	7-7 Steve DeKoning 1098 Lake Michigan horse regs, RR district	48.00	12.00
0.25	7-7 Steve Sprengel 400 68th, allowed uses	48.00	12.00
0.5	7-8 Sue Herd, V/L 71st fence and Ag regs	48.00	24.00
0.25	7-12 William Herrman 67 North Shore, letter regarding neighbor flood complaint	48.00	12.00
0.5	7-12 Steve, developer, PUDregs, 70th St	48.00	24.00
0.25	7-14 Bill Crimmins, min dwell regs (pole type) possible 2dwells	48.00	12.00
		<b>Total</b>	

## Michigan Township Services Allegan

111 Grand

## Invoice

Date	Invoice #
8/9/2021	3698

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
0.25	7-14 Kris Enderle, attorney, conditional rezone regs, Miami Park submit regs	48.00	12.00
0.5	7-14 Sue Herd, V/L 71st ZP fence and AG barn	48.00	24.00
0.25	7-14 Huergo 7347 Lakeridge, BLA	48.00	12.00
0.25	7-14 Ciesla, 64th, 002-010-00 land div approval	48.00	12.00
0.25	7-14 Compton, 380-188/185-00 BLA	48.00	12.00
0.25	7-14 American Living, 7239 Lakeview, ZP new res	48.00	12.00
0.25	7-14 Sister 2 LLC 086-020-00 land div approval	48.00	12.00
0.25	7-15 Kristen Wesche 7219 Orchard Lake, rv regs, carport (no dwell) regs	48.00	12.00
0.25	7-15 William Herrmann 67 NS Dr, respond to flood letter	48.00	12.00
1.5	7-15 zba packet aug 2, review, 300ft, public notice, agenda, mail, etc	48.00	72.00
0.25	7-26 Mike Divelbiss, questions for off-grid dwelling	48.00	12.00
0.5	7-26 Jim Reynolds, 880 Blue Star, zba site plan questions for BP submittal	48.00	24.00
1	7-26 Justin Goodenough, 7-10 parcels (platted lot parcels) to verify buildbale	48.00	48.00
0.25	7-26 Brian Sheehy, move house regs	48.00	12.00
0.25	7-26 AJ Hull Cedar Bluff, Blue Star and 109th, land div regs	48.00	12.00
0.25	7-26 Kyle, Architect, 210 74th, designing home, side setback regs	48.00	12.00
		<b>Total</b>	



111 Grand

Date	Invoice #
8/9/2021	3698

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
0.25	7-28 Ashley Ortiz, memo, B&B SLU app not complete	48.00	12.00
0.25	7-28 Amy Thackston 136 67th, site plan prelim approval, future build	48.00	12.00
0.25	7-28 Kathy Davis, min dwell regs, pole barn house	48.00	12.00
1	7-28 Ahraham, 649 71st prepare 6 citations (blight, illegal camper, construct no permit)	48.00	48.00
0.25	7-30 Whiteford, 46 68th, memo, need approval for outdoor gatherings	48.00	12.00
0.25	7-30 Mary Hawkins, Nederveld, setback verification, 510 Blig Sable	48.00	12.00
0.25	7-30 Merijean Webb, Remax, 266 Blue Star, zoning	48.00	12.00
<b>Total</b>			\$3,973.50