

**Public Hearing & Special Meeting
Casco Township Planning Commission
Special Land Use – Campground
March 27, 2019 6 PM**

Members Present: Chairman David Campbell, Vice Chair Dian Liepe, Secretary Lewis Adamson, Board Representative Judy Graff, ZBA Representative Dave Hughes and PC members Greg Knisley and Dan Fleming

Absent: None

Staff Present: Janet Chambers, Recording Secretary and Zoning Administrator Tasha Smalley

Also Present: Irene Wood, Applicant, Supervisor Allan Overhiser and approximately 8 interested citizens (Sign in Sheet Attachment #1)

1. **Call to Order:** Chairman Campbell called the Public Hearing to order at 6 PM for the purpose of hearing a SLU request from Irene Wood to build a campground.
2. **Review and Approval of Agenda:**(Attachment #2) A motion by Liepe, seconded by Graff to approve the agenda. All in favor. MSC.
3. **Public Comment - Other than Agenda:** None
4. **Reading of the Public Hearing Notice and Special Meeting:** Public Notice was ready by Chairman Campbell. (Attachment #3)
5. **Open Public Hearing:**
 - a. **Irene Wood, 68th Street, 0302-032-001-00 Campground Applicant Present Brief**

Description of Proposal: Irene Wood said she had been working on this project since August and September (2018). She is planning on eventually having 20 campsites, but, based on cost, the first year she will only have 10 – 19 sites. There will be a screened in pavilion, which will also serve as check-in. A specified guest parking area is near the pavilion and guests will be transported by a golf cart type vehicle to their tent. No cars will be allowed past the parking area. Guests will be asked to sign a waiver. That waiver will say they know it is a working farm, they know the property lines, they will respect the property lines and neighbors with rules. The upscale tents and price point will attract guests who want a more refined and quiet experience. They have marketed it and sold it as a working farm. Guests will have the chance to experience agriculture.

In the first phase (10 tents) there will king beds, which really means 2 guests. They do offer to bring a cot for a child and could allow a child in the bed, but the intent is for 4 guests, parents and 2 two children. With Phase I there will not be more than 12 cars for guests and employees, therefore should not be a traffic issue. The 10 tents will be tucked into the forest so there should be no eyesore. Plus, they intend for it to be luxurious and will be very beautiful to look at. She feels it enhances property value for those around them. It will be from Memorial Day to Labor Day 7 days a week. In the Fall it will be Thursday – Sunday. They would close for season at the end of October.
 - b. **Public Comment:** Chairman Campbell read letter from Jeremy Lasseigne from Adkins Blue Ribbon Packing Co. (Attachment #8) regarding concerns.

Tom Peterson, 354 Pearl Street, owns an adjacent lot to the proposed campground. Peterson said he is not against. He had 5 questions. 1.) He went to the ZA's office and saw

the site plan map does not show a 66' easement he has from the road to his property. Peterson explained when he purchased his land, he got an easement that goes adjacent to Irene Wood's property, he wanted to be sure his easement is honored and reflected in the site plan. 2.) Peterson said he understands he has the right to request privacy screening. 3.) He did not see fire pits on plan. He is downwind. Eventually 21 sites. 21 fire pits not listed. Would have to put on plan and of the project and wants to be sure they adhere to the requirements on firepits if they do intend to have them. 4.) Mosquitoes are thick in summer. He wanted to be sure Woods know they will need some sort of mosquito control due to the wetland area. 5.) We are assuming that Woods plan is used as she mentioned, until it is not. It will be great until the use changes. His deed stipulates no mobile or modular homes. He asked if there are stipulations in her deed.

Graff asked what Peterson considers screening.

Peterson said he owns property in Indiana. The guy next door put up a metal barrier, so he put up arbor vining. Arbor vining would be fine with him. He was planning on building on his property next year but may wait to see how this turns out.

Coleen Daggett, 194 68th Street, South Haven, said she and her husband Bill are just getting to know Irene Woods and feels Woods has the best intentions for South Haven in mind. She has heard Wood's ideas as well as what she has done to her family farm. She has respect for her property and surrounding property. Daggett is excited to have Irene Wood here. She feels it will be advantageous to South Haven to have something like this. She said we need to be open minded to growth in South Haven in a proper way. She said Woods has been responsible in looking at those aspects. Daggett said she has been following Irene Wood on social media about her plan. She likes her ideas for not only this project, but her ideas in general about farmland and how we should respect our land and our neighbors. It us kind of getting back to nature here, if a family wants to bring their children from the city to show them where food comes from, that is wonderful. Kids are too much into phones, etc. and not into nature. Daggett said she and her husband highly support Irene Woods. She will be considerate of the neighborhood. Daggett said she intends to be in her home for a while until they retire. She has no fear of her serenity, peace, birds, etc. being interrupted there, which is why they chose to live there.

- c. **Planning Commission Comments / Questions:** Asked for questions and comments from commissioners.

Campbell asked if Irene Wood was aware of the easement issue.

Irene Wood said she was not aware of it. She has an easement that was shown when she bought the property, but Peterson's easement was not shown. Wood offered to show the Planning Commission the information she has on easements.

Campbell said the PC should get that information from Irene Wood, and information Peterson has on what he perceives his easement to be.

Zoning Administrator Smalley said it should be noted that if it comes back that there is an easement, it should be added to the site plan. It might be a civil matter. If it is taken care of at some point it could be added.

Graff said generally the easements are shown on the plan.

Smalley said she (Wood) did not know it existed, but if there is one it could be put on the plan.

Knisley said the title search should have shown it.

Campbell asked Irene Wood about her plan for firepits.

Irene Wood said there are two-sided fireplaces in the pavilion. Every camp site will have a wood burning stove on the inside. The intent is to fire it up on a cool night. 10 tents, 10 wood stoves in the tents.

Campbell asked if there would be any kind of food service.

Irene Wood said there will be a food truck each morning providing breakfast. It will be served outside.

Campbell asked if there was any potential expansion on this after 20 campsites.

Irene Woods said she is just trying to digest this part of it. It is a huge cost and she has presented what her dream project would look like. Right now, she is just starting with the first 10 tents. She does not have any intentions of expanding beyond the 20.

Chairman Campbell said he wanted to be sure Irene Wood understands she is asking for 20 tents and would need to come back to the PC if she expanded beyond that.

Irene Wood said she will start with Phase I. If everything is doing well, phase II would be the additional 10 tents. She added that Peterson could not see tents from his lot from Phase I. She suggested requiring screening for Phase II when they move on to the last 10 tents

Campbell invited Peterson and Wood to the table to point out the easement Peterson is referring to. Peterson's paperwork shows the easement going along the edge of Wood's property. He stated the road is partially in now but would eventually be extended the whole length of the property line. Peterson added that years ago they got permission to split off the property and were told they would be required to put a 300' driveway that would accommodate a fire truck. Peterson said the easement is 66' wide.

Copies were made of Petersons paperwork on the easement (Attachment #9). Peterson said he is not a lawyer, but assumes it was all recorded.

Irene Wood said, just to clarify, the traffic would not be going down the easement. The traffic has been routed down the center.

Knisley asked if the easement would impact anything she is doing.

Irene Wood said no, she thinks Peterson just wants to be sure nobody is going on his property. She does not feel people will be wondering.

Graff asked if Wood was open to approval of Phase I now and coming back for approval of Phase II later. If we approve this, do you want to get approval for the whole thing?

Irene Wood said she preferred to get approval for the complete project. It is for a financial reason that she won't get to Phase II this year.

Campbell asked a clarifying question. Are you planning on going bigger than 20 tents? Is the project presented all she intends to have?

Irene Woods said yes. This is all she is planning. She does not plan to go with more than 20. Peterson will not see tents from Phase I. She plans to add a fence when she adds Phase II. She does not plan to put in the fence this year.

Graff asked if there were any wetlands on the property.

Irene Wood said there are none.

Campbell asked if Irene Wood wants to address the mosquito issue.

Irene Woods said, by campground laws she is required to have pest control. Tent platforms are lined so mosquitos cannot get in. She will have a plan for mosquitos based on State campground rules.

Chairman Campbell asked if Irene Wood would like to respond to the letter from Lasseigne, Adkin Blueberries (Attachment #8).

Irene Wood said it was a lot of heavy comments. 1.) As far as high density residential transient use, it is a resort with 10 units with people paying close to \$400. a night. That is a clientele that wants something refined and luxurious. She does not find that a transient issue. 2.) As far as impacting local farmers. Wood said she hope it does. She hopes her customers go and buy produce and visit stands. She doesn't see it being a negative impact on local farmers. 3.) As far as wondering, stealing crops, etc., I can't understand why anyone would wonder off our property to pick blueberries when we she has blueberries on her property. There is a 300' stretch where there are no trees. There is clearly a farm, a service road and a farm. There are markers that say no trespassing. They are on both sides. She might put a row of sunflowers or corn, not because of her customers going out, but other people looking in. When working on the farm Irene Wood said they had a lot of people that found what they were doing interesting, so they have a lot of people looking in. 4.) One concerns they (Adkin Blueberries) had was the use of sprays and crop dusting. Everyone is responsible farmers. There are rules to spraying and as long as they abide by the rules there should be no problem. Irene Wood said she has bees, which requires a 40-hour notice for moving the bees. Irene Woods does not see any problems with neighboring farmers doing their day to day farm operations as long as they are not haphazard like spraying in high winds or reckless. 5.) Another concern in the letter (Attachment #8) was about demanding approval for other commercial or high density uses. Wood said she does not feel she is demanding. She is asking for approval for something she can have if she meets the requirements. 6.) Revoking her permit if she is found to be disruptive or damaging. Irene Woods said she would not want to damage her reputation. She grew up a couple of miles down the road. That is insulting to her. She said if she does something to damage the area, she would be happy to have her permit revoked.

Campbell said there are ways of handling.

d. **Final Comments / questions:** no additional comments

6. **Close Public Hearing:** The public hearing was closed at 6:45 PM.

7. **Discussion and decision for Special Land Use 15.02C & 15.03E**

Chairman Campbell read the purpose of section 15 and moved on to 15.02 C. Once the PC goes through Section 15, they will either approve, approve with conditions or deny. Once we vote, we will see if it is necessary to move on to Section 17.

Chairman Campbell asked PC Commissioners to let him know if there are any questions or issues as he moves through the questions.

- a. **The use is generally compatible with the intent of the Master Plan. Yes**
- b. **The use is designed and constructed, and will be operated and maintained, to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed. Yes**
- c. **The use is or will be as a result of the special use permit, served adequately by public services and facilities, including, but not limited to roads, police and fire protection, drainage structures, refuse disposal, and schools. Adequate water and sanitary sewer facilities must be available. Yes**
- d. **The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors. Yes**
- e. **The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy and will be compatible with the rural nature of the Township. Yes**

Section 15.03 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**
- 2. **A minimum distance of fifteen (15) feet shall be provided between all recreational vehicles and tents within a project. Yes**
- 3. **Public stations, housed in all-weather structures, containing adequate water outlet, waste container, toilet and shower facilities shall be provided. Yes - 2**
- 4. **Each project containing more than sixty (60) camping or recreational vehicle sites shall provide a masonry building containing showers and flush toilet facilities. NA**
- 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. 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). NA. Campbell asked Zoning Administrator for confirmation that the food truck would be a commercial enterprise. Smalley said it would not.**
- 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). 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). Yes

Smalley asked if this would be considered "tent camping".

Graff said she would because they will be coming down.

Irene Wood said it will be considered "tent camping". The tents and platforms must be movable. Wood said they have no intent to have RVs or electric for RVs. It is classified as "Tent Campground".

Graff asked ZA about the state rules for campgrounds and if the rules would be attached to the site plan. Smalley said Irene Wood will get a license and a copy of that license would be attached to the site plan.

Irene Wood said the state will not give her a license until she has site plan approval, plumbing, electrical, and sewer and water. Then they will not give her the license until they inspect that she has done everything.

Graff asked if the license includes the rules for the campground. In the past the PC has reviewed the rules and attached them to the site plan. We did that with Jensen's.

Irene Wood said she goes through a check off with the State that she has met all the conditional rules.

Graff asked for her personal site rules.

Chairman Campbell said when she gets her internal rules or house rules, she should provide it to the PC.

Irene Wood said she will provide a copy of the waiver she will have customers sign.

Graff said it would be things like quiet hours, etc.

Smalley said it could be a condition that whatever internal rules she has will be provided.

- 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. Yes. Based upon materials provided to us.**
- 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. NA because it applies to "each" recreational vehicle.**

Knisley asked about required ADA requirements by the State.

Irene Wood said the bathrooms must be ADA compliant, but because she falls under the "tent primitive campsite" category, she does not need sidewalks, etc. to be ADA compliant.

- 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. NA. Letter from Drain Commissioner and they were good to go.

- 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. Yes. We have documents from the DEQ, Health Department, Road Commissioner, the DNR and SHAES.**

Smalley added, these are preliminary documents. Once the final documents are issued, we will attach copies of them.

Adamson said the State License should be added as a condition.

Campbell asked for a motion.

A motion by Liepe to accept the SLU Permit with the following Conditions:

- That the required licenses, permits, and approval from regulatory agencies be provided to the Zoning Administrator within 15 days of issuance.
- Applicant must submit a copy of the waiver with campground rules

Motion supported by Graff. All in favor. MSC.

8. Discussion and decision for Site Plan, 27.03 & 17.07

Graff said at the end of the last meeting we talked about not reading every standard, but just those that need discussion. Campbell said there is public here that does not know what we are talking about to hear it. But for the final part of 17 Campbell agrees not to read each one.

Chairman Campbell read the Purpose of Chapter 17.

Campbell read Section 17.03 C with the following comments:

- 1. An inset location sketch showing at a minimum, properties, roads, and use of land within one-half (1/2) mile of the site. Yes**

Graff said that the purpose for showing homes within ½ mile are so they we know where they are located. Just because it is Ag doesn't mean it is Ag. We want to know if it is residences, we have proper buffering for nuisances, glare, etc. We usually get that on number 1.

Smalley said most ordinances say the same thing. Typically, they say zoning district, but does not specifically say neighboring structures.

Irene Wood said if it is not required, the added expense is huge. Every time I go back it is another \$1,500 or \$2,000. Wood asked if it a requirement to have it on the site plan.

Smalley said it does not say structure but does say use.

Graff said that is the use of the land. No everything in AG is farming. We want to treat everybody the same. We have certain questions for each site plan. If we divert and say, "Well for you we're not going to worry about it", then we are not doing our job properly.

Campbell said Graff has been doing this for 15 years. We have flexibility here. The standard is here. We can make appropriate decisions.

Smalley suggested an ancillary document. If they print an overlay off and just say way the residents are.

Graff said we are not trying to add to the cost, but if we could consider that overlay part of the site plan, I am golden with that.

2. **Legal description and parcel number of the subject property.** Yes
3. **The date, north arrow and scale.** Yes
4. **Name and address of the property owner or petitioner.** Yes
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.** Yes
6. **Seal, name, and address of the professional individual responsible for preparation of the final site plan.** Yes
7. **Property lines and required setback lines shown.** Yes
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.** Yes
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.** Yes
10. **Specific location of existing and proposed stormwater facilities including stormwater calculations.** Yes
11. **Detailed design for all utilities, including any proposed connections to public or private community sanitary sewer or water supply systems.** Yes
12. **Dimensions and radii of all existing and proposed drives, cross sections of roadways, acceleration/deceleration lanes.** Yes. *Allegan County Road Commission gave sign off on that.*
13. **Recreation areas, common use areas, floodplain areas, and areas to be conveyed for public use purpose.** Yes. *That would be the pavilion.*
14. **Existing zoning and use of all properties abutting the subject property.** Yes
15. **Design and location of sidewalks and trails.** Yes. *Can see that on drawings.*
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.** Yes
17. **Development agreement (as required).** NA
18. **Easement descriptions and dedications.** *There is an additional easement that might have to be put on the site plan or ancillary document.*

Irene Wood said she had an attorney do a title review and would like to them it looked at it in case some paperwork fell through the cracks. Irene Wood clearly knows he is landlocked and needs access to his property, but if this is going to hold up her project to resolve this, she has contractors and excavators waiting and thousands of dollars to be implemented. Irene Wood asked what she can do in a way to get the process moving because people are waiting for their jobs to start.

Smalley said, because she was just made aware of this, she can provide a document once she finds out there is an easement. If it doesn't exist, she should not have to worry about it. You could submit something that says you don't have to put it on there because it doesn't exist.

Carry Wood said they conducted a title search and payed for it. Wood does not want to stop Peterson from getting to his property. Wood said they will work it out. However, what we have today is based on a legal description the land that we purchased and all of its disclosures. This is as good as we have. He does not want talk of ancillary documents to slow down what they have. We don't want to be difficult. If they had a hand shake, then we will have to work through the handshake. He just doesn't want this to hold up his project. It is based on a legal title.

Knisley said it is not showing up on a legal form. The Woods have met the items they knew existed. Something that is an unknown should not trip it up. Knisley said he is in favor saying let's approve this based on everything that is known for a fact.

Smalley suggested it be noted that this did come up and have a general condition that if there is an easement it should be an ancillary document added to the packet that says there is an easement, and this is the description.

Graff questioned whether an ancillary document would mean it is part of the site plan.

Smalley said everything that is in the packet is part of the site plan.

Graff said if it is part of the site plan, she is good with it.

Knisley said it is not a fact today.

Graff said we are here on behalf of everyone.

Adamson said it was drafted but not recorded. If it is not recorded it is not going to show up on the title work.

Cary Wood said their two issues, it (easement issue) is a legal thing and we will work through that. It will be between us and Peterson. It should not have anything to do with today.

Graff said a condition of approval could be that the easement issue is solved.

Campbell said the minutes will reflect all of this.

Graff said she wants to be sure we are protecting all the neighbor's property.

Liepe said the condition could be to "show documentation that the Peterson easement issue has been resolved".

Knisley said that is a whole different thing.

Adamson said it is between Wood and Peterson, not the PC.

Graff said there is a standard that says all easements should be shown.

Smalley said, if there is an easement on her property, it should be shown.

Adamson said there is not a recorded easement on the property.

Smalley said if there is an easement on their property it should be in the site plan at the time they find out. She added she does not have a timeline on that. She can get her building permit and everything else. The condition should be that if some time they find there is an easement, it should be added to the plan.

Cary Wood said if proven to be a legal claim, then we want to solve it. It is kind of an honor issue, we want to resolve it.

Smalley said if at some time they find the easement is not there, they should send in something stating that and there won't need to be added.

19. Approved road names. **NA**

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. **Yes. That has been covered, they are going to leave it natural**

21. Any signs not attached to the building(s). **Yes. "The Fields" sign would be in Chapter 19 and is compliant**

22. Site grading plan. **Yes**

23. Location of all solid waste disposal facilities, including recycling, and screening. **Yes. Screening was shown on site plan.**

24. Location and specifications for existing or proposed outside, above or below ground storage facilities for hazardous materials. **NA**

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 fifteen (15) percent, and similar natural assets or hazards. **No detailed inventory**

26. Detailed means of protecting natural features during construction. **Covered during in the information on our sheet.**

27. Written reviews and approvals by the Allegan County Road Commission engineer, Allegan County Drain Commissioner and South Haven Area Emergency Services fire inspector. **Yes**

28. Where required, a 433 Agreement with the Allegan County Drain Commissioner. **No 433 required.**

29. Any changes to the originally submitted narrative. **NA**

8. Section 17.07 Review Standards

Graff made a motion not to read every item. Seconded by Liepe. All in favor. MSC.

Chairman Campbell read the purpose of Chapter 17

Chairman Campbell asked for any concerns or questions in the review standards Section 17.07

Graff had a comment on 17.07 O.

- O. **The site plan shall provide reasonable visual and sound privacy for all dwelling units located within the site and adjacent thereto. Fences, walls, barriers, and landscaping shall e used, as appropriate, to accomplish these purposes.**

Graff said if there is an easement added to the site plan, then we probably should discuss any kind of barrier or privacy screening to Peterson border.

Knisley asked, "If it is not a legal thing right now, why are we discussing it?" If it becomes an issue, it should be taken up then.

Graff said Ms. Wood wants everything taken care of tonight. If there is a requirement for a legal easement, what buffer, if any, are we requiring so that we approve everything.

Knisley said we don't have an easement at this time.

Graff said we just made a condition that there might be one.

Smalley said we could think more generally to the north property lines, rather than calling it an easement. There could be another dwelling.

Adamson said Irene Wood has already agreed that when they do Phase II (sites 1-9) she would add a buffer.

They looked at the site plan and said if Peterson was to build, there is limited choices for the building location. The parties discussed where the home would be located, and Irene Woods committed to adding screening or buffer at the west corner of Peterson's property when Phase II is done.

Hughes asked about lighting. He is assuming it is other than the ordinance in the works.

Campbell said they must go with the current zoning standard for lighting.

Campbell asked for a motion on the Site Plan Review.

Liepe said she would like an ancillary document added to show where houses are.

Smalley said she had a few items. All storm water must remain on site, no parking on street. If they decided to pave the parking or something, any additional run off created by them would need to remain on their property.

Graff said there has been drainage issues in the past.

Fleming asked to change wording to "With property improvements" all run off water remain on site. Water is already naturally running toward the river.

Graff said with the seasonality of the project it be stated what her season is. Adamson said the state regulates when camping season is.

Because the property is blueberries and the site plan shows specific places for the camp sites, Graff would like it to be clear that campsites must be located where they are depicted. If they removed the blueberries, they could not put the campsites where the blueberries are.

Liepe made a motion to approve the Site Plan Review with the following conditions:

- A copy of the overlay showing the two houses within ½ mile be provided
- Property improvement will not contribute to storm water runoff.
- No on street parking
- Parking size must be 10' x 20'

Graff questioned Section 18 Parking. 18.03B requires the plan to show sizes of the parking spaces on the drawing. While it is drawn to scale, it does not specifically label them as 10' x 20' spaces. Does that need to be done, or can it be an ancillary document?

Graff suggested that commissioners go over the items in the letter from Adkins. Commissioner's felt they covered concerns in the letter they received from Adkins.

Irene Wood said there are rules and regulations on how spraying is to be done. If they are doing it legally, she does not have a problem with it. She does not presume that her customers will go onto neighboring property. She will assure all guests sign that waiver stating the boundaries.

Graff said Mr. Lasseigne from Adkins used words like "guarantee". The township cannot guarantee anything. Graff does not know why they would revoke them.

Smalley said there are provisions for enforcement. There could be a ticket issued for violations or a court order, but Casco's ordinance does not have a revoking process.

Graff said a comment was made about commercial use, this is not a commercial use. We all use words loosely, SLUs go with the land, and other ordinances also take effect such as noise ordinance, etc.

Liepe made the motion to approve the SLU with the following conditions:

- Have a copy with the overlay showing residence within ½ mile
- Property improvements will not contribute to storm water runoff
- No parking on the street
- Parking sizes must be 10' x 20'

Supported by Knisley. All in favor. MSC.

Chairman Campbell said ZA Smalley will handle things from here on and Smalley will be Irene Wood's contact person.

9. **Public Comment:** There was none. Meeting adjourned at 8 PM.

Attachment #1: Sign-in Sheet
Attachment #2: Agenda
Attachment #3: Notice of Public Hearing
Attachment #4: Memo, Zoning Administrator, 2/27/19 (3)
Attachment #5: Application
Attachment #6: Site Plan

- Attachment #7: Description of project by Irene Wood, (3)
- Attachment #8: Letter Lasseigne, Adkin Blue Ribbon Packing Co., 3/26/2019
- Attachment #9: Easement paperwork between Daggett's and Peterson (3)
- Attachment #10: Sign info
- Attachment #11: Allegan County Drain Commission
- Attachment #12: DEQ Application
- Attachment #13: DEQ Correspondence
- Attachment #14: Allegan County Health Dept.
- Attachment #15: Email Correspondence DEQ
- Attachment #16: Email Correspondence Allegan County Health Dept.
- Attachment #17: Email Correspondence Allegan County Health Dept.

Minutes prepared by Janet Chambers, Recording Secretary

**Public Hearing & Special Meeting
Casco Township Planning Commission
Special Land Use – Campground
March 27, 2019
6:00PM**

1. Call to order
2. Review and Approve agenda
3. Public Comment – other than agenda items
4. Reading of the Public Hearing Notice and Special Meeting
5. Open Public Hearing
 - Irene Wood, 68th St, 0302-032-001-00, Campground
 - 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 for Special land use, 15.02C & 15.03E
8. Discuss and decision for Site plan, 17.03C & 17.07
9. Public comment
10. Adjournment of Special Meeting

NOTICE OF 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 special meeting concerning the following matters on Wednesday, March 27, 2019 at 6:00 p.m. at the Casco Township Hall, 7104 107th Ave, South Haven, MI 49090, within the Township.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered at said public hearing include the following:

Irene Wood of South Haven MI has petitioned for a special land use permit for a campground on 68th Street (roughly 140ish 68th St), 0302-032-001-00.

PLEASE TAKE FURTHER NOTICE that the site plan for the campground can be reviewed at the Township Hall during regular business hours of regular business days at 7104 107th Ave, South Haven.

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, during regular business hours of regular business days or by mail to the Township Clerk at the address set forth below, 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

chment #4

Memorandum: Casco Township Planning Commission
Date: February 27, 2019
From: Tasha Smalley, Zoning Administrator
RE: Special Use Permit & Site Plan Review – campground

Owner: Irene Wood
Owner address: 6895 107th Ave, South Haven MI

Subject Property: 68th Street (no address yet, btwn 138 & 160 68th St)
Parcel #: 0302-032-001-00

Campground name: the Fields

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

Chapter 17 Site Plan Review

Chapter 18 Parking

Analysis

Property 0302-032-001-00 is a legal pre-existing conforming lot of record
Lot area 64 acres

Proposed project:

1. 19-20 unit camping sites, phased. The sites will be provided with temporary camping structures; 14x17 & 8x10 bathroom. Structures will be taken down in the winter. RV's or tents are not used in this campground.
2. Construct 24 x 50 pavilion and well house
3. Construct Office
4. Parking

Setbacks:

Office: Front 80 feet,

Pavilion: Front 500+ feet; Side 100+ feet

Camping Structures: Rear 75+ feet

Page 2 – Special Land Use – Campground

Special Use Requirements – Campground 15.03E 1-10

1. yes, 64 acres. Yes 68th Street
2. 15 feet is provided
3. provided
4. n/a
5. n/a
6. provided. **distance is not stated on plan, appears more than 400ft (could be moved)**
7. provided
8. n/a
9. n/a
10. yes, will provide property permits when issued after site plan approval

Review Standards 15.02C

1. a. yes **b. this is objective**
c. public services will be met **d. this is objective**
e. yes. Plan is to keep natural and use solar energy.
2. standards for campgrounds are stated above
3. May impose conditions for approval

Site plan review 17.03C 1-29

- #1 - #9 provided
- #10 storm water, see drain commission letter
- #11 - #16 provided
- #17 - #19 n/a
- #20 - #23 provided
- #24 n/a
- #25 - #27 provided
- #28 - #29 n/a

Review Standards 17.07

- A. objective** B. yes, public services will be met
- C. little improvement made for this project. D. drives designed to promote safety
- E. proper permits obtained for driveway F. fire dept review letter attached
- G. There is a dwelling to the north. Blueberry bushes are established as a buffer.
Noise and glare objective. H. yes
- I. keeping property natural. PC may require buffer.
- J. Pond existing, not disturbing anything. K. Drain Comm letter attached
- L. plan appears to take appropriate measures. Could be a standard condition: all storm water must be retained on site. M. n/a N. n/a
- O. Blueberry bushes as buffer on north and south lines. PC may require something more.

Page 3 – Special Land Use – Campground

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

32 spaces provided

Parking area will remain natural grass.

Parking space size not provided.

18.03 B plan does not provide this information. Distance to camp sites.

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

-Required licenses, permits and approval from regulatory agencies be provided to Zoning Administrator within 15 days of issuance.

- All storm water must be retained on site

- No on-street parking

#6 distance is not stated on plan, appears more than 400ft (could be moved)

others may be – noise, headlight glare, buffer for neighboring houses, protect river,

basic – protect health, safety, welfare

Attachment #5

Casco Township

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

P A I D
CK# 5604 \$1700⁰⁰
RAH 1-8-19

SITE PLAN REVIEW/SPECIAL USE/PUD APPLICATION & REQUIREMENTS

1. Applicant Information:

Name IRENE WOOD
Address 6895 107th AVE City SOUTH HAVEN State MI Zip 49090
Telephone 269-341-0154 Fax _____
Person in charge of project IRENE WOOD

2. Property Information:

Address: _____
Parcel #: 0302-032-001-00 ; Do you own the parcel? Yes ; No _____
Current Zoning AG 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) CAMPGROUND

4. Engineer or Surveyor Information:

Name Merritt Midwest Inc Address 13560 76th Street Rob P.
City SOUTH HAVEN State MI Zip 49090 Phone 269.637.9205 License # 6201040931

5. State proposed use of property: To Develop a 20 site campground for
tent camping only, seasonal only. Tents will be high end &
provided & constructed by owner

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 Irene Wood Date 12-21-18

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

Remarks: _____

Attachment #17

The Fields

NARRATIVE STATEMENT



Overall Objective of the development;

To bring the first luxury glamping experience in the Midwest to our hometown of South Haven Michigan. This emerging hospitality trend is shaping the travel industry as travelers are craving local authentic experiences. Glamping is often described as luxury camping. Glamping tents come with a real king bed and a full bathroom.

Aside from our location (blueberry farm) and the luxurious tent amenities (king beds, high thread count linens, locally sourced decor) guest at The Fields will be treated to genuine experiences that are enriched by our unique destination.

Among a long list of businesses that we have initiated partnerships with will include - golfing, horseback riding, fishing, sailing, wine tours, brewery tours, u-pick, etc, as well as the many themed festivals and xxx .

Dwelling units by density type;

The campsite site plans includes the following:

20 campsites

1 pavilion

Necessary Well and Septic

Parking lot

Parcel lot size is 64.1 acres

Each tent is 238 sqft(14'x17') with a attached bathroom which is 80 sqft(8'x10')

Project feasibility;

A number of financial proformas have been conducted to assess the feasibility of the project. In addition, a fairly extensive competitive market scans have been conducted. Forbes wrote, "People who may not have been interested in camping before are now finding alternative and interesting new ways to camp. While 53% of new campers camp in tents, 25% choose cabins and 19% RVs. Nowadays, you can take your pick of staying in a tent, yurt, cabin, trailer, hammock, teepee, among, well, still so many "other" categories. With access to exciting new camping accommodations, nearly all Millennials and Gen Xers across North America are said to be keen to try new ways to camp this year. More specifically, Millennials are interested in experiencing both back-country camping and glamping, while Gen X seeks more unique accommodations."

Consumers no longer want a generic, one size fits all vacation. They want to explore, immerse in local culture, experience the authentic and engage in nature. Glamping is where stunning nature

and modern luxury meet. You can experience the natural and fresh in a unique atmosphere without having to sacrifice expected comforts.

Progression of development introducing pertinent timelines and specifics regarding phasing;

The goal of this timeline is to do the necessary work required to open to guests **Memorial Day Weekend 2019**

January – submit application and site plans

February – submit for Pavilion building permit

March – begin construction of Pavilion, well and septic.

April - Clear sites for tents – Phase I will only have 10 tents. Phase 2 (2020) will add the remainder

May – Construct temporary canvas tents

May – Memorial Day Weekend - Open

Attachment 8

3/26/2019

To: Casco Township Planning Commission

Regarding: Petition for special land use for a campground on 68th ST (0302-032-001-00)

Casco Township,

Thank you for notifying the property owners in the area of this potential change. We at Adkin Blue Ribbon Packing Company (ABR) are strong believers in a persons right to use their property in a lawful way. The Adkin family have resided and farmed in Casco Township for 5 generations. Adkin Blue Ribbon has several concerns regarding the impact of this proposed project on the surrounding area given it is near to or adjoins several of our farms.

- 1) How will this high density transient residential use impact the agricultural operations in the area?
- 2) Will the township and the projects owner/operator guarantee that the presence of tourist and campers will not impact local farmers ability to conduct normal day to day operations including the use of heavy equipment from sun up till sun down, the use of sprays, crop dusting, the creation of dust, the use of bees, the use of migrant workers and all the other activities normally associated with farming?
- 3) Will the proposed camp ground have a wall, or fence to prevent its patrons from wandering into sprayed fields, stealing crops, being injured by machines, etc...?
- 4) Can and will the township guarantee the surrounding property owners and farmers will not have their property rights impacted or curtailed as a result of this development ?
- 5) Does the approval of such a project create a precedent where in other developers could demand approval for other commercial or high density residential uses in rural agricultural areas throughout Casco Township? (RV parks, trailer parks, additional campgrounds etc....)
- 6) Can this Special Use Permit be revoked if the development is found to be disruptive or damaging to the community?

In closing we hope that that the Township officials will make certain that any development will be done in a responsible way and will not harm the community which has long been home to multi-generational farms. Thank you for your time and consideration in this matter.

Jeremy Lasseigne
Adkin Blue Ribbon Packing Co.
352-586-9009

Surveyor's Certificate: On the basis of my knowledge and belief, I, George J. Mitchell, Professional Surveyor, certify that I have completed a boundary survey and examination of the parcel of land described below, made on the ground to the normal standard of care of professional land surveyors practicing in Michigan. This survey was performed in accordance with a description furnished by others and should be compared to the abstract of title or title insurance policy for accuracy, easements, or exceptions. This survey was prepared for **Bill & Coleen Daggett** and does not extend to any unnamed person without expressed re-certification by the surveyor naming said person.

0/14/96
Date

George J. Mitchell
George J. Mitchell, President
Mitchell Surveys, Inc.
Professional Surveyor 19618

Description:

Situated in Casco Township, Allegan County, Michigan

PARCEL "B" - 5.3 ACRES MORE OR LESS

BEGINNING AT A POINT FOUND BY COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWN 1 NORTH, RANGE 16 WEST; THENCE SOUTH 00° 13' 44" EAST ON THE EAST SECTION LINE, 864.91 FEET; THENCE NORTH 89° 11' 34" WEST, 455.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 11' 34" WEST, 551.27 FEET; THENCE NORTH 00° 13' 44" WEST, 153.09 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ALONG THE BLACK RIVER; THENCE ON SAID TRAVERSE LINE THE FOLLOWING COURSES; NORTH 27° 15' 04" EAST, 161.56 FEET; NORTH 67° 11' 00" EAST, 142.90 FEET; NORTH 60° 33' 21" EAST, 254.66 FEET; AND SOUTH 87° 17' 12" EAST, 122.59 FEET; THENCE SOUTH 00° 13' 44" EAST, 479.27 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE CENTER OF THE BLACK RIVER, TOGETHER WITH A 66 FOOT WIDE EASEMENT FOR INGRESS-EGRESS AND PUBLIC UTILITIES, BEING 33 FEET EITHER SIDE OF A LINE DESCRIBED AS BEGINNING ON THE EAST LINE OF SAID SECTION 32 AT A POINT 1023.48 FEET SOUTH 00° 13' 44" EAST OF THE NORTHEAST CORNER OF THE SECTION; THENCE NORTH 88° 26' 24" WEST, 141.75 FEET; THENCE NORTH 77° 41' 09" WEST, 172.38 FEET; THENCE NORTH 84° 07' 22" WEST, 143.34 FEET; THENCE NORTH 39° 58' 17" WEST, 101.19 FEET; THENCE NORTH 89° 11' 34" WEST, 489.62 FEET TO THE END OF SAID EASEMENT.

10/14/08 - revised description on parcel "a"

This Survey complies with Section 3, Public Act 132 of 1970. The ratio of closure of this Survey complies with Act 288 of 1967. Act 288 of Michigan Public Acts of 1967 should be checked to see that any property conveyance does not violate this act.

LEGEND
Iron Found ○ Iron Set ●
Monument Found ⊙
P = Platted D = Deeded M = Measured

MITCHELL SURVEYS, INC.

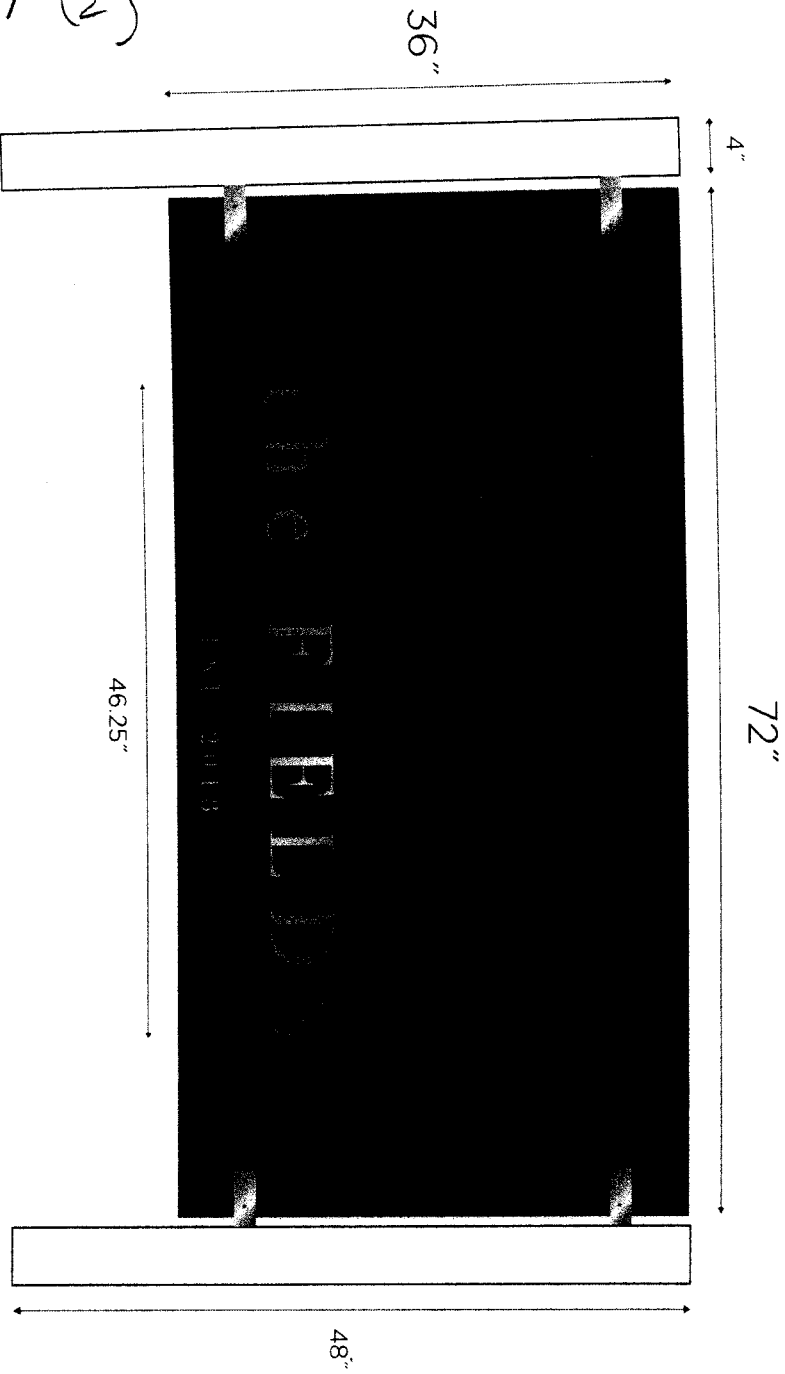
404 Broadway
South Haven, Michigan 49090
Phone (616) 637 - 1107
Fax (616) 637 - 1907

Client BILL & COLEEN DAGGETT
Date 9-30-96 Job No. 96-926 Sheet 2 of 2
Scale 1" = 200' Book 193 Page 56 Drawn By R.P.K.
Being in the NE 1/4 Section 32, T 1 N, R 16 W
CASCO Twp. ALLEGAN Co., Michigan



Dimensions/Specifications

3



Section 19.01 ZO
Attachment 14 (2)

522 Stocking Ave NW, Grand Rapids, MI 49504
616-726-7200

<p>Sign Type: Monument</p> <p>Dimensions: 36"H x 72"W</p> <p>Materials: Wood / Brass</p> <p>Mounting: Direct Burial 42" w/footing</p> <p>Colors/Finish:</p> <ul style="list-style-type: none"> Polished Brass - text & brackets Shou Sugi Ban - wood panel Gloss white: 4x4 wooden posts Gloss metallic gold enamel: wheat 	<p>Details:</p> <p>Dimensional brass letters mounted on shou sugi ban treated wooden sign panel. Panel mounted with polished brass brackets. Wheat accent applied in high gloss gold/brass metallic enamel and clear coated. Vertical posts finished with gloss white exterior enamel.</p>
<p>Client: The Fields</p> <p>Project: Entry monument sign</p> <p>Location: Casco Twp., MI</p> <p>Date: 02/21/19</p> <p>Drawn by: JG</p>	

Chapter 19 SIGNS

- B. Nonconforming signs may not be expanded, enlarged, or extended, but they may be maintained and repaired so as to continue their useful life.
- C. A nonconforming sign may be diminished in size or dimension, or the copy on the sign may be amended or changed, without adversely affecting the status of the sign as a nonconforming sign.
- D. Notwithstanding any other provision of this Ordinance, any nonconforming sign in existence in any residential zoning district at the date of enactment of this Ordinance shall, at the expiration of two (2) years from such date, become a prohibited and unlawful use and shall be discontinued.

SECTION 19.07 SIGNS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

In addition to the requirements in Section 19.05, the following signs are permitted in agricultural and residential zoning districts:

AG, RR, LR, LDR, MDR, Districts	
Subdivision identification sign	
Number	One (1) non-illuminated sign per entrance road of the subdivision development, not exceeding two (2) such signs per development.
Size	Not to exceed thirty-two (32) square feet in sign area.
Location	To be set back a minimum of fifteen (15) feet from any right-of-way or property line.
Height	Maximum of six (6) feet.
Sign for nonresidential use in residential zoning district	
Number	One non illuminated (1) ground sign and one (1) wall sign per lot or parcel
Size	The ground sign may not exceed thirty-two (32) square feet in sign area and the wall sign may be ten (10) percent of the commercial portion of the wall area, not exceeding fifty (50) square feet in sign area.
Location	Ground sign to be set back a minimum of fifteen (15) feet from any right-of-way or property line.
Height	Ground sign to be a maximum of six (6) feet.
Wall sign for home occupation	
Number	One (1) per lot or parcel.
Size	Maximum four (4) square feet in sign area.
Location	Must be on-premises
Sign indicating sale of produce grown on the premises or providing agricultural information	
Number	One (1) non-illuminated sign per parcel
Size	Not to exceed thirty-two (32) square feet in sign area.
Location	Minimum setback of fifteen (15) feet from any right-of-way or property line.
Height	Maximum of four (4) feet.

4

Attachment #15
ALLEGAN COUNTY DRAIN COMMISSIONER

DENISE MEDEMAR
Drain Commissioner

CAROLYNN PARNELL
Chief Deputy

February 28, 2019

Rob Pirsein, Engineer
Merritt Midwest, Inc.
13560 76th Street
South Haven, MI 49090

Re: The Fields Campground - Plan Review – South of Black River along 68th Street

Dear Mr. Pirsein,

I have had the Preliminary Plan of The Fields Campground reviewed by Peter J. Klooster, PE, of Eng., Inc. on February 5, 2019. Mr. Klooster reviewed the site plans and he has informed me that the site plans do not propose any new impervious surface except for a 24' by 50' pavilion adjacent to the existing pond. No grading or earthwork is proposed for the site. The proposed tent camping lots appear to be up above the floodplain of the Middle Branch of the Black River. Mr. Klooster does not expect that this proposed campground will generate any additional storm water runoff, and you are not proposing any impact to the river or floodplain.

✓
question 9
15-03.E.9

✓ Therefore, I hereby approve the design for The Fields Campground in Casco Township.

Feel free to contact our office with any questions.

Sincerely,

Denise Medemar

Denise Medemar
Allegan County Drain Commissioner



Attachment 16(2)

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF DRINKING WATER AND MUNICIPAL ASSISTANCE

RECEIVED
DEPARTMENT OF ENVIRONMENTAL QUALITY

FEB 15 2019

APPLICATION FOR CAMPGROUND CONSTRUCTION PERMIT

This information is required under authority of Part 125 of 1978 PA 368, as amended. Failure to obtain a construction permit is a misdemeanor.
(PLEASE PRINT IN BLACK OR BLUE INK.)

Reference No: 0243-03

Campground Name: THE FIELDS OF MICHIGAN

Street Address: _____ City: SOUTH HAVEN ZIP Code: 49090 County: Allegan

Phone Number: 269-341-0154 E-mail: wood.j.irene@gmail.com Will campground have winter use? Yes No

City Village Township Municipality Name: CASCO Section Number: 32 Town: N Range: 16W

Name of Engineer/Person Preparing Plans: _____ Phone: 269.637.9205 E-mail: fpirsel@merrittmidwest.com

Owner/Lessee's Name: Irene Wood Phone: 269.341.0154 E-mail: wood.j.irene@gmail.com

Street Address: 6895 107th Ave City: SOUTH HAVEN State: MI ZIP Code: 49090

Note: A campground site is defined as modern if the site depends on flush toilets at a service building or if the site has a sewer connection. A campground site is defined as primitive if the site depends on privies. Campground sites with water and/or electrical connections can be considered primitive or modern.

PROPOSED CONSTRUCTION:	EXISTING	PROPOSED	TOTAL
Number of modern sites (or equivalent number of modern sites in group areas)		19	19
Number of primitive sites (or equivalent number of primitive sites in group areas)		20	20
Total number of sites		20	20
Number of sites with electrical connections		19	19
Number of sites with water connections		0	0
Number of unthreaded water outlets		19	19
Number of sites with sewer connections		1	1
Number of service buildings		0	0
Number of sanitary stations		1	1
Water Supply	<input type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Private Well System	Number of Wells: _____
Wastewater Disposal	<input type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Private On-Site System	Number of Systems: _____

SERVICE BUILDING(S)	EXISTING			PROPOSED			TOTAL		
	Male	Female	Unisex	Male	Female	Unisex	Male	Female	Unisex
Fixture Type									
Number of lavatories						2			2
Number of toilets						2			2
Number of urinals						0			0
Number of showers						0			0
Number of privies						0			0

Please describe any other proposed construction:

Check appropriate box that applies: THESE FEES ARE VALID October 2016 through September 2019

- Permit to construct a new campground: FEE \$723
- Permit to modify an existing licensed campground: FEE \$270

- Transfer of a construction permit (NO FEE)
- Renewal of a construction permit (NO FEE)

The undersigned deposes and affirms that the statements contained within this construction permit application are true.

Signature of applicant(s): Irene Wood

Date: 12-21-18

Submit 3 sets of plans and specifications, this application, and a check for the appropriate fee amount (as indicated above) made payable to STATE OF MICHIGAN to:

COURIER ADDRESS (for UPS, FedEx, etc):
MDOT - ACCOUNTING SERVICE CENTER
425 WEST OTTAWA STREET
LANSING MI 48933

MAILING ADDRESS (for US Mail only):
MDEQ - CASHIERS OFFICE
PO BOX 30657
LANSING MI 48909-8157

For Cashier's Use Only:
33000 4575019509 ODWMA CG 1 2/12/2019
761DWMACGLICENSER
BFY 2019 \$723.00
CG NEW YEAR
4000 9508

In addition, submit a copy of this application and one set of plans and specifications to the local health department. Additional information is available at <http://www.michigan.gov/deqcampgrounds> or call 517-284-6520 or e-mail RottlersS@michigan.gov.

PLEASE MAKE A COPY FOR YOUR RECORDS



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



LIESL EICHLER CLARK
DIRECTOR

SA

February 25, 2019

Ms. Irene Wood
6895 107th Avenue
South Haven, Michigan 49090

Dear Ms. Wood:

SUBJECT: Proposed New Campground Construction Permit Application received for The Fields of Michigan, Campground Reference No. 0243-03, located in Casco Township, Allegan County

The Department of Environmental Quality (DEQ), Drinking Water and Municipal Assistance Division (DWMAD), Environmental Health Section (EHS), Campground Program, received a construction permit application (enclosed) and three sets of plans on February 15, 2019, in accordance with Part 125, Campgrounds, of the Public Health Code, 1978 PA 368, as amended (Part 125). The application and plans are for the proposed construction of a campground. Administrative Rule 325.1553 of Part 125 further requires the owner to submit a set of plans to the local health department.

Please be advised that Part 125 specifically prohibits the construction of a campground prior to DEQ permit issuance. Part 125 also prohibits the operation of a campground without a valid license. Please contact your local zoning authority to ensure compliance with their regulations. The DEQ will require tentative zoning permit approval pending site plan approval.

Please allow Mr. David Graves, P.E., Environmental Health Programs Unit, EHS, DWMAD, time for the initial plan review process and permit issuance. If you have specific questions regarding the project, please contact Mr. Graves by telephone at 517-284-6531; by e-mail at gravesd@michigan.gov; or by mail at the address provided below.

If you have general questions related to the Campground Program, please contact me at 517-284-6520; RottiersS@michigan.gov; or at DEQ, DWMAD, EHS, Campground Program, P.O. Box 30817, Lansing, Michigan 48909-8311.

Sincerely,

Sarah Rottiers REHS

Sarah Rottiers, REHS
Campground Program
Environmental Health Section
Drinking Water and Municipal Assistance Division

Enclosure

cc: Mr. Robert Andrew, Merritt Midwest Inc.
Allegan County Health Department
Casco Township, Clerk



Attachment # 17

ALLEGAN COUNTY HEALTH DEPARTMENT

3255 - 122nd Avenue, Suite 200, Allegan, MI 49010
Environmental Health 269-673-5415

PERMIT FOR SOIL EROSION AND SEDIMENTATION CONTROL PERMIT

PERMIT NUMBER SESC19-122
EXPIRATION DATE 03/27/20

6
6a

OWNER INFORMATION (PERMITEE)

NAME WOOD IRENE
ADDRESS 6895 107TH AVE CITY SOUTH HAVEN ZIP 49090
PHONE 269-341-0154 EMAIL wood.j.irene@gmail.com

APPLICANT INFORMATION

NAME COMPANY WOOD IRENE
ADDRESS 6895 107TH AVE CITY SOUTH HAVEN ZIP 49090
PHONE 269-341-0154 EMAIL wood.j.irene@gmail.com

PROPERTY INFORMATION (of project location) TAX ID 03-02-032-001-xx

ADDRESS TBD 68TH ST. CITY SOUTH HAVEN ZIP 49090
TOWNSHIP CASCO TWP SUBDIVISION LOT # SECTION # 32 TOWN 32 RANGE 32

STORM WATER OPERATOR - For projects over 1 acres of disturbance.

NAME COMPANY

PERMIT SPECIFIC INFORMATION: [] Residential [x] Commercial [] Gravel Pit

03/27/19 Start Date 04/30/19 Proposed End Date

- [] Earth change greater than an acre in size 1000sqft Size of earth change (sq. ft.)
[] Earth change greater than 5 acres [x] Earth change within 500 feet of lake, stream or other body of water
[] Earth change within 500 feet of a storm water catch basin which discharges into a body of water [] OTHER

PROJECT DESCRIPTION: Installing utilities for campground

ADDITIONAL PERMIT REQUIREMENTS: Install silt fencing between trenced areas / disturbed areas and the river / wetlands where there is not a 25' or wider flat vegetation buffer. Do not allow sediment off site. Do not allow sediment into wetlands or river floodplain. Call MDEQ Water Resources Division if you feel you may need to fill or alter a wetland. If a slope or bank is disturbed, install erosion control blanket on slopes 4:1 or greater as most slopes will not stabilize on it's own. Permit cannot be closed until site is vegetated / stabilized.

Signature of Brandon Jongkind

02/15/19

SANITARIAN Brandon Jongkind

DATE ISSUED

PERMIT CONDITIONS

- 1. The permitted activity shall be completed in accordance with the approved plans and specification, and the attached general and specific conditions.
2. This permit does not waive the necessity for obtaining all other required federal, state, or local permits.
3. Applicant shall notify the permitting agency within one week after completing the permitted activity or one week prior to the permit expiration date, whichever comes first.

Environmental Protection Act, 1994 PA 451, as amended, and in addition to the information on the attached plan(s) and special conditions, the following general conditions apply to the earth change authorized by this permit:

- Design, construct, and complete the earth change in a manner that limits the exposed area of disturbed land for the shortest period of time.
Remove sediment caused by accelerated soil erosion from runoff water before it leaves the site of the earth change.
Temporary or permanent control measures shall be designed and installed to convey water around, through, or from the earth change at non-erosive velocity.
Install temporary soil erosion and sedimentation control measures before or upon commencement of the earth change activity and maintain the measures on a daily basis. Remove temporary soil erosion and sedimentation control measures after permanent soil erosion measures are in place and the area is stabilized. ("Stabilized" means the establishment of vegetation or the proper placement, grading, or covering of soil to ensure its resistance to soil erosion, sliding, or other earth movement.)
Complete permanent soil erosion control measures for the earth change within five calendar days after final grading or upon completion of the final earth change. If it is not possible to permanently stabilize the earth change, then maintain temporary soil erosion and sedimentation control measures until permanent soil erosion control measures are in place and the area is stabilized.



Irene Wood <wood.j.irene@gmail.com>

Fwd: New Campground

1 message

Irene Wood <irenewood@thefieldsofmichigan.com>
To: "wood.j.irene@gmail.com" <wood.j.irene@gmail.com>

Fri, Feb 22, 2019 at 11:36 AM

Sent from my iPhone

Begin forwarded message:

From: "Graves, David (DEQ)" <GRAVESD@michigan.gov>
Date: February 21, 2019 at 10:30:35 AM CST
To: Randy Rapp <RRapp@ALLEGANCOUNTY.ORG>
Cc: "Beauchamp, Karen (DEQ)" <BEAUCHAMPK1@michigan.gov>, "Cotton, David (DEQ)" <CottonD1@michigan.gov>, Matthew Baird <MBaird@ALLEGANCOUNTY.ORG>, "Jacob Wheatley" <JWheatley@ALLEGANCOUNTY.ORG>, "Hoeh, Jeremy (DEQ)" <HOEHJ@michigan.gov>, "Rottiers, Sarah (DEQ)" <RottiersS@michigan.gov>, "irenewood@thefieldsofmichigan.com" <irenewood@thefieldsofmichigan.com>
Subject: RE: New Campground

Randy:

We just received the construction permit application and plans last week. I know that Allegan County ultimately is required to issue sewerage system and type II permits. It is basically redundant because these systems must also be included in our permit (along with the other requirements in the campground rules, like sewer collection systems). Sometimes we take the lead and issue the permit first, and the LHD permits are issued referencing ours. It is not uncommon for the LHD to work directly with the applicant and issue theirs first. This is usually done with some coordination from our office. That would be great if your staff and Dave C. could perform a site evaluation for this project. I would certainly be comfortable with your recommendations on the system design. For the well, we can work together if there is a question regarding capacity. For a 19 site modern campground, I would expect the well capacity would not exceed the minimum required capacity of 30 GPM.

✓ I just spoke to the owner, and she was also inquiring about the permit process. She also said that she is in the process of securing a special use permit from the township. I let her know that we are typically looking for approval from the township prior to issuing our construction permit. I have copied her on this email.

Please let me know if you have any other questions.

David H. Graves, P.E.
Environmental Engineer
Campgrounds & Pools
Department of Environmental Quality
Ph: 517-284-6531



Irene Wood <wood.j.irene@gmail.com>

TTBD 68th ST. The Fields Campground

1 message

Princess Mcillwain <PMcillwain@allegancounty.org>
 To: "wood.j.irene@gmail.com" <wood.j.irene@gmail.com>
 Cc: Emily McGrew <EMcGrew@allegancounty.org>

Mon, Feb 4, 2019 at 3:48 PM

Hello,

This email is to acknowledge that we (the Allegan County Health Department) have received your request. The application will now be forwarded to the area Sanitarian and our goal is to process and return all administratively complete applications within 14 business days.

We appreciate your help and cooperation in this matter. If you have information (a site plan, new information, special requests, etc.) to add to your application, now is the best time to email your Sanitarian with any updates.

Sanitarians by townships serviced:

Laketown, Saugatuck, Ganges, Fillmore

AlleganEH@allegancounty.org 269-673-5415

Overisel, Salem, Heath, Monterey, Valley

Nicholas Homant nhomant@allegancounty.org 269-686-4502

Dorr, Leighton, Wayland

Jacob Wheatley jwheatley@allegancounty.org 269-686-4578

Allegan, Watson, Martin, Gun Plain, Otsego, Trowbridge

Ben Williams bwilliams@allegancounty.org 269-686-4504Hopkins Township for permits and evaluations / all townships for any Type II Water Supply**Matt Baird** mbaird@allegancounty.org 269-686-4582All townships Soil Erosion and Sediment Control Permits**Brandon Jongkind** bjongkind@allegancounty.org 269-686-4501Manlius, Clyde, Casco, Lee, Cheshire and all areas DHHS inspections (except Laketown, Saugatuck, Ganges, Fillmore)



Attachment 20

Irene Wood <wood.j.irene@gmail.com>

TBD 68th ST.

1 message

Princess McIlwain <PMcIlwain@allegancounty.org>
To: "wood.j.irene@gmail.com" <wood.j.irene@gmail.com>
Cc: Brandon Jongkind <BJongkind@allegancounty.org>

Wed, Feb 13, 2019 at 11:52 AM

Hello,

This email is to acknowledge that we (the Allegan County Health Department) have received your request. The application will now be forwarded to the area Sanitarian and our **goal is to process and return all administratively complete applications within 14 business days.**

We appreciate your help and cooperation in this matter. **If you have information (a site plan, new information, special requests, etc.) to add to your application, now is the best time to email your Sanitarian with any updates.**

Sanitarians by townships serviced:

General information, applications, fees, payments, etc.

Front Desk Secretary AlleganEH@allegancounty.org 269-673-5415

Fillmore, DHHS Inspections per township area assignments

Randy Rapp rrapp@allegancounty.org 269-686-4506

Salem, Dorr Leighton, Wayland, Hopkins, Monterey, DHHS Inspections per township area assignments

Nicholas Homant nhomant@allegancounty.org 269-686-4502

Laketown, Saugatuck, Ganges, Casco, DHHS Inspections per township area assignments

Jacob Wheatley jwheatley@allegancounty.org 269-686-4578

Allegan, Watson, Martin, Gun Plain, Otsego, Trowbridge, DHHS Inspections per township area assignments

Ben Williams bwilliams@allegancounty.org 269-686-4504