

Casco Township Planning Commission

Regular Meeting

November 19, 2025

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Dan **Fleming**, Greg **Knisley**, Dian **Liepe**, Ryan **Brush**, Kelly **Hecker**

Members Absent: *Paul Macyauski*

Audience: Julie **Cowie**, Dave & Mary **Campbell**, Lisa **Tuohy**, Tim **Lubber**

1. Call to order: Meeting was called to order by Chairman **Litts** at 5:59PM

2. Review and approve agenda:

A motion was made by **Hecker** to approve the agenda, supported by **Fleming**. All in favor.
Motion carried.

3. Public comment – None

4. Correspondence –

Emails from Mark **Muehlfeld** on October 17th asking when the Day Dreamer Domes are supposed to provide their anticipated uses and when the Planning Commission is intending to review those uses, and on November 3rd asking when is the completed package is to be returned from the Day Dreamer Domes and when will that material be reviewed by the Planning Commission? Will anything be reviewed in the November Planning Commission meeting? When will the information be reviewable by the public?

Litts email 11-11-25 Re: Story from Bridge Michigan “Tensions mount as data centers eye ‘sleepy’ Michigan farm towns”.

5. Approval of Minutes:

A motion was made by **Fleming** to approve the September 17, 2025 Regular Meeting Minutes, with a correction; supported by **Litts**. All in favor. Motion carried.

6. Public Hearing: None

7. New Business:

a. 2026 Calendar

A motion was made by **Fleming** to approve the 2026 PC Meeting Calendar, supported by **Hecker**. All in favor. Motion carried.

b. Busscher sand mine on 68th St. yearly review.

Smalley reported that she had met on site with **Lubbers** to do the yearly inspection and take some pictures of the site. **Smalley** also presented the initial approval received September 25, 2023 and the first year review from September 23, 2024, along with the well depth reports from 2025 and the quarterly/Annual Operations reports from 8-19-24, 1-25-25, 4-48-25, and 10-13-25.

The PC questioned the number of trucks vs. the cubic yards removed, stating that the reported amount of sand/gravel removed does not equate to the number of loads stated. **Lubbers** and **Smalley** had discussed this before the meeting and it was found that there was some confusion about the number of vehicles vs. the number of trips/loads. i.e. The report is stating that Company A had two trucks and Company B had five trucks (7 trucks) instead of Company A's two trucks hauling 10 loads and Company B's five trucks hauling 15 loads (25 total vehicles leaving the site with sand/gravel). The traffic count is the objective of these numbers.

The PC also questioned the soil test for the reclamation soil and whether or not the results meant that it was suitable for farming. The PC requested that A&L Great Lakes Laboratories, Inc., who provided the report, or another engineer, clarify if the results were acceptable or not. **Lubbers** stated that any reclaimed soil will be capped with top soil and that it would not be beneficial to contaminate his own property with polluted soil.

The PC asked if the pile of crushed millings was being stored on the site, which isn't allowed. **Lubbers** stated that it was onsite to be used to create the mine roads.

Litts stated that a complaint had been made during the operation of the mine regarding the use of Jake ~~Breaks~~ Brakes, by the truck drivers. **Lubbers** stated that he has a sign posted that says that the use of Jake Breaks is not allowed and that his drivers know that it is not allowed, but he cannot control what happens with other drivers off-site. **Lubbers** pointed out that it could also be general traffic on the road that has nothing to do with the mine.

A motion was made by **Fleming** to re-approve the Busscher sand mine Special Land Use, with the conditions that the Quarterly/Annual reports be re calculated with correct vehicle count and that the soil test provide a determination if the reclamation soil is suitable for farming; supported by **Hecker**. All in favor. Motion carried.

Smalley stated that she would amend the Quarterly/Annual report form to clarify that the vehicle number is per load.

c. any other business that may come before the commission

Lubbers wants to relocate an existing 40 x 72 Pole barn from another property to the sand mine property. **Lubbers** showed the PC a site plan showing where he would like to place the structure, on the North side of the Entrance. **Lubbers** stated that he needs the building to store his equipment from the weather. **Smalley** questioned if she could approve the administratively or if it would require a public hearing and PC approval of the site plan. It was determined that a public hearing will be required and that it should be added to the December PC agenda.

Knisley wanted to discuss **Litts** email about Data Centers. **Smalley** stated that Public Act 233 only governs large-scale wind, solar, and energy storage projects and does not include Data Centers. **Smalley** suggested that Data Centers could be not allowed in the Casco Twp. Zoning Ordinance. It was suggested that they ask the Twp. Attorney's opinion regarding that.

8. Old Business –

a. Review Final Draft Master Plan (MP)

The goal tonight is to complete a final review of the rough draft so that it can be passed on to the board at their next meeting and begin the 63 day distribution period. Once the review was started the PC realized that the hard copy they had been provided did not match the pdf on the township website. The pdf appears to be the most up to date version and that is what the PC would like a hardcopy of, for their review. However, they did work through the mistakes they could find that night.

1. Why does it say 2040 on the cover sheet
2. 1.0 Introduction , last sentence, ...will need to [be] based on this plan
3. Acknowledgments, Planning Commission. Knisley's name needs to be spelled correctly
4. Fleming would like fewer pics
 - a. Easier to print
 - b. Less pages
5. Hecker would like photo credits added to the photos
6. 2.2 Regional Context, ...the Township is located in [the] southwest corner...
 - a. Remove the "p" after ...population of 3,960
 - b. Replace the semi-colon second sentence of the last paragraph with a colon
7. 2.3 Existing Land Use. Either remove the "Map 2" reference, or add that number to the correlating map and reference all of the other maps the same way.
8. Commercial photo should be replace with a photo of the Garden Center
9. Pg. 21 add to the second sentence 40% over age 60.
10. Pg. 22 Racial and ethnic graph is wrong
11. The accuracy of the prime farmland was questioned
12. The accuracy of the population trends was also questioned
 - a. More photos of local business' should be included instead of the power plant

- b. Remove the High School graduation photo
- 13. Possibly reconfigure the tables and figures on pg. 26 and 27 which were found to be slightly confusing
- 14. Pg. 31, Questioned whether the snow rain data was accurate, no source cited
- 15. Pg. 32, Questioned if the climate weather adaptation is required to be in MP
- 16. Pg. 33, Add... West Michigan [Regional] Planning Commission, ...
 - a. Fix typo under pic of damaged beach stairs “reparation”, maybe remove the pic entirely
- 17. Pg. 36 Replace pic with residential solar photo
- 18. Future Land Use ~~Use~~ *Use* category descriptions need reviewed
 - a. AG/RR
 - i. remove 5 acres or more
 - ii. Remove “of extremely” from third sentence
 - iii. Remove the second to the last sentence re: industrial land use
 - iv. Remove “further” from last sentence
 - b. LR-A/LR-B
 - i. Change Lakeshore “Estates” to Residential
 - ii. Replace re-vegetated dunes to Sand
 - iii. First sentence of last paragraph replace “west of” with “along” Bluestar
 - c. HDR/MHC has a picture of a property in South Haven, not Casco
- 19. The number of respondents to the survey needs to be corrected to 151
- 20. Remove Q21 from the MP

It was ~~decide~~ *decided* that the PC should give Jim **McManus** these corrections and ask him to make the requested changes and give them a new, up to date, clean copy to review

9. Administrative reports: None

10. Public comment: None

11. Adjourn 9:13 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary