

CASCO TOWNSHIP PLANNING COMMISSION MEETING
Casco Township Hall 7104 107th Ave, South Haven MI 49090

Wednesday, July 16, 2025

6:00 PM

1. Call to order
2. Review / Approval of Agenda
3. Public Comment - items **NOT** on the Agenda
(please keep comments to 2 minutes)
4. Acknowledge/read correspondence received
5. Approval of minutes:
 - a. 6/18/25 regular meeting
6. Public hearing – none
7. New Business:
 - a. Discuss/Review campground text; ancillary use
 - b. Any other business that may come before the commission
8. Old Business:
 - a. Continue Master Plan review/update – Action Plan; Jim McManus will be attending the meeting.
 - b. Any other business that may come before the commission
9. Administrative Reports
 - a. Zoning Administrator
 - b. Township Board representative
 - c. Zoning Board of Appeals representative
10. General Public Comment (2 minutes each)
11. Adjourn

Reminder – NO August meeting

Next meeting date Wednesday September 17, 2025 6:00PM

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Casco Township Planning Commission

Regular Meeting

June 18, 2025

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Dan **Fleming**, Greg **Knisley**, Ryan **Brush**, Paul **Macyauski**, Dian **Liepe**

Members Absent: Kelly **Hecker**

Audience: Julie **Cowie**, Dave & Mary **Campbell**, Allan **Overhiser**, Mark & Wendy **Muchlfeld**, Tim **Tomezak**, Ed **Hoyas**, Carol **DeLorme**, James **Harpold**, Jtanner & Jayven **Weins**, Andrea **Stein**, Bruce **Nowlin**, John & Lisa **Tuohy**, Rebecca **Vanderbeek**, Tim & Jenny **Baacson**, Sarah **Clark**, Andrew **Wheeler**, Ken **Casey**, Leigh Ann **McGrath**, Barbara **Calhoun**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:01PM

2. Review and approve agenda:

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

3. Public comment - None

4. Correspondence –

Fleming had sent an email Re: Pennsylvania Commonwealth farmland preservation Program which purchases easements, a right to use another person's property for a specific purpose, granting rights to develop farmland. The state does this so farmers can still profit off development rights without having to sell for commercial projects.

Litts stated that emails had been rec'd from:

Andrea **Stien** – 7254 Michigan Ave Re: her opposition to the construction of a pickle ball court across the street from her home.

Lynn **Rogien** - 7158 Windcliff

Mark and Wendy **Muehlfeld** – 439 Bluestar Hwy

Bruce and Patty **Nowlin** – 473 Bluestar Hwy

Lisa **Tuohy** – 7266 Elm St

Re: Their opposition to Daydreamer Dome’s outdoor gathering permit requests and a noise ordinance variance request. All stated that they think the events have become the primary use of the property, rather than an ancillary use of the campground. Noise, especially low frequency bass, was the biggest complaint. Also, the idea of selling tickets to +21 events does not seem to be in keeping with the rural area or directed solely to their glamping guests.

5. Approval of Minutes:

A motion was made by **Fleming** to approve the May 21, 2025 Regular Meeting Minutes, supported by **Macyauski**. All in favor. Motion carried.

6. Public Hearing – None

7. New Business:

The Township Board has requested that the PC determine the scope and frequency of the ancillary activities allowed at a Campground. Multiple Events, charging fees for the general public to attend, additional traffic, and the noise were some of the complaints brought up by **Rogien, Nowlin, McGrath, and Harpold**. Many agreed the primary use of the property is more for Music Events rather than a campground.

Liepe stated that an ancillary use should be intended for the campers, not the general public. **Macyauski** argued that the purchase of a day pass makes you a camper and allows you to enjoy the property’s amenities, even though you will not be staying overnight. **Litts** asked the PC members how often you could have events and **Macyauski** responded that they should be a onetime thing. If they are every weekend they are not ancillary. Most compared them to the Grid-life Festival last weekend at Gingerman Raceway. Although you can hear the racecars regularly in the rural residential area, the extra music and fireworks from the event aren’t an every weekend thing.

Knisley felt like the PC had been ambushed with this discussion that was not on the agenda; stating that was not prepared to make a decision without proper time to research the issue and would not be comfortable giving his opinion on the topic. **Fleming** stated that the noise was really the biggest issued and agreed with **Knisley** that more time was needed to give an answer. **Litts** disagreed with **Fleming**, stating that the use and frequency of the uses is really the point of tonight’s discussion. **Macyauski** agreed with both stating that the campground should just turn the music down and keep events to once a month or even year. **Macyauski** also offered his contact information to anyone who had complaints about the noise; commenting that he would be happy to personally go to the campground and tell them to turn it down or he would call the cops. **Litts** remarked that a sub-committee had already been assigned to address the noise. **Litts** than opened up public comment to anyone who wanted to discuss ancillary uses, not noise.

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Lisa **Tuohy** – 7266 Elm St stated that the use approved was for a campground, not events and pool parties. Ancillary uses like the restaurant and the store should be for the campers not the general public.

Mark **Muehlfeld** – 439 Bluestar Hwy stated that the use is not complimentary to the low density Rural Residential character of the neighborhood. The amount of events planned is also a concern of his.

Ed **Hoyas** – 7160 Windcliff recited the definition of ancillary use to the crowd.

Missy **Fojtik**, owner of Daydreamer Domes, addressed some of the commenters stating that the property hosts many other types of events like yoga, pool-side spin classes, meditation, and poetry; and not just music events. **Fojtik** added that her goal has never been to upset the neighbors and wants everyone to be happy.

Wendy **Muehlfeld** – 439 Bluestar reiterated that the property should be used as campground, as defined by the Section 15.03 (E) of the Zoning Ordinance.

James **Harpold** – 467 Bluestar Hwy remarked that the visibility pulling onto Bluestar, additional traffic, and drunk drivers were all safety issues that should be addressed, along with the noise.

Sarah **Clark** – 453 Brandon commented that Section 15.03 E.5 states that no commercial use shall be permitted to operate on the Special Land Use (SLU) project. **Smalley** responded that the Ordinance has been amended so that doesn't apply to events.

Carol **DeLorme** – 431 Wells St commented that when she bought her home 4 years ago the realtor had advised her about the glamping development and what is happening now is not what was presented. She expressed concerns Re: safety i.e. Traffic, alcohol, and drugs. She asked if there was a petition that could be signed and how her two neighbors, who are only here in the weekends, could express their concerns. **Overhiser** and **Litts** suggested emailing their concerns and comments which would then be presented to the board. **Knisley** suggested **DeLorme** start her own petition.

Leigh Ann McGrath – 450 Beach Glass remarked that she did not know that a pool was going to be built at the campground and is concerned about the liability of drunken pool parties and drunk drivers since Daydreamer Domes makes every guest sign Indemnification Agreements. She doesn't want the neighbors to be at risk.

Dave **Campbell** – 7174 Ferndale agreed that this meeting feels like an ambush and thinks **Fojtik** should have to come back to the PC and amend her SLU. He believes the PC should have more time to make a decision.

Rebecca **Vanderbeek** – 7283 Beverly Dr. stated that initially she liked **Fojtik's** ideas and has participated in some of the Daydreamer Dome events but does not like what it is evolving into.

She also believes that the hedges at the entrance need to be cut back for more visibility and traffic safety.

Weins – 508 Little Sable agrees that there is a traffic safety concern with vehicles pulling out in oncoming traffic on Bluestar.

Julie **Cowie** – 7376 101st commented that she is pleased with **Fojtik's** plans for the restaurant and the possibility of a liquor license being obtained. She also has traffic safety concerns though.

Litts closed public comment. **Liepe** remarked that it seems that this campground really wants to be an event center, which has different qualifications. **Macyauski** replied that he was most concerned about traffic safety with hundreds of people leaving the site at the end of an event. Brush thinks that the ancillary uses should be beneficial to the campground and should be better defined. **Liepe** thinks that number of people allowed at an event should be related to the number of campsites available. **Smalley** stated that the approved site plan should also be amended to show the overflow parking. **Litts** suggested that the Zoning for the district could come into play to regulate the types events allowed and the amount of people allowed to be on the premises.

Fleming stated that if an outdoor gathering permit is issued and there are any problems than another would probably not be granted. **Macyauski** suggested that the SLU could even be revoked. **Litts** wants to do some further investigation into the parking and occupant capacity issues. **Litts** requested that **Smalley** provide copies of the SLU and site plan to the PC members to review.

Fleming made a motion to postpone the decision till the July Regular PC meeting, supported by **Liepe**. All in Favor. Motion carried.

8. Old Business:

- a. Continue update of Master Plan (MP)

Postponed till next month; meanwhile, review what final drafts they have.

9. Administrative reports:

Zoning Administrator – **Smalley** presented her May report

Township Board Representative – **Fleming** reported that the Board had asked the PC to determine if a music event should be allowed as a campground's ancillary use and how frequently this kind of event could occur and still be considered secondary to the primary campground use. There was more discussion about updating the noise ordinance because decibel level does not factor in bass. The Township has also opened the bids for the Township Hall renovations and has received two bids.

ZBA Representative – **Liepe** had nothing to report.

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10. Public comment:

Dale **Morgan** asked about Goal # 2 High Quality Community development and rezoning the areas adjacent to the I-196 interchanges for expanded commercial properties, and how that might affect his property. There was discussion about rezoning the Northshore and 109th Ave exits for some sort of a commercial use as long as there is adequate water and sewer facilities. When asked how to stay involved it was recommend to attend the board or PC meetings. When asked if taxes would go up on properties that municipal water and sewer was installed but not connected the general consensus was that it would not raise taxes.

11. Adjourn 8:32 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary

current

Section 6. Amend Chapter 15 Specific Use Regulations

Section 15.03 Specific Use Regulations #E Campgrounds and recreational vehicle parks is amended in the Zoning Ordinance to read as follows:

E. Campgrounds

1. The minimum parcel size shall be three acres for a campground (i.e. project).
2. There may be a dwelling, occupied by the owner or manager of the campground, on the parcel of the campground.
3. A minimum of five licensed camp sites are required and subject to State campground licensing rules and regulations.
4. Each project containing more than 25 camping sites shall provide one or more masonry buildings providing showers, flush toilets, and potable water. Projects containing less than 25 camping sites may provide a privy and potable water for each site, at minimum.
5. A convenience shopping facility and ancillary commercial uses may be permitted within a campground. For a project containing five to 59 sites, inclusive, the store floor area shall not exceed 1,000 square feet. For a project containing 60 or more sites, the store floor area shall not exceed 2,500 square feet.
6. Each site shall be provided with one or two parking spaces. There shall also be a gravel or hard-surfaced, dust free parking area providing one space per the number of sites in the project for overflow parking. The parking area shall be no less than 50 feet from the side and rear property lines. If the parking area is adjacent to the roadway referenced in item 8 below, there shall be a 20 feet vegetative buffer between the roadway and the parking area.
7. Each site shall contain a minimum of 1,500 square feet and no less than 20 feet of road frontage width. Each site shall be set back from any right-of-way or property line at least 75 feet.
8. Each site shall have direct access to a gravel or hard-surfaced, dust-free roadway of at least 20 feet in width, or the width required by the Fire Department, whichever is greater. Parking shall not be allowed on any roadway in the project. Walk-in sites only used for tent camping need not have direct vehicular access to any road.
9. Drainage and storm water management must be reviewed by and is subject to the approval of the Allegan County Drain Commissioner.
10. A greenbelt strip around the perimeter of the campground shall be no less than 20 feet in width. The greenbelt shall have a minimum of one evergreen tree, of at least five feet in height, for every ten feet of length of the greenbelt. The greenbelt shall be situated to provide an effective sound and visual permanent buffer. Protected vegetation may be considered by the Planning Commission in lieu of the evergreen quota. The Planning Commission may alter plant material requirements or may require additional landscaping, berming, a wall or a stockade fence, in addition to the greenbelt area, in order to provide an effective screen. Greenbelt and landscaping materials shall contain groundcover and live materials. Pavement gravel or other hard surfaces are not considered landscaping. Any plant materials required as part of the greenbelt which die shall be replaced by the property owner.

old

9. Meals may be served only to residents, employees, family members, and overnight guests.
10. Exterior refuse containers beyond what might normally be expected for a single-family dwelling are prohibited.
11. Any other Federal, State, County or local permit that may be required must be obtained and copies of the permits be submitted to the Zoning Administrator, including but not limited to, Health Department for kitchen, State license to operate the bed and breakfast.

E. *Campground.*

1. The minimum parcel size shall be no less than three acres.
2. There may be a dwelling, occupied by the owner or manager, on the parcel of the campground.
3. A minimum of five licensed camp sites are required and subject to State campground licensing rules and regulations.
4. Each project containing more than 25 camping sites shall provide a masonry building providing showers, flush toilets, potable water. Projects containing less than 25 camping sites shall provide privy and potable water.
5. No commercial use shall be permitted to operate on the project, except that a convenience shopping facility may be provided within a campground containing 5—59 sites the store floor area not to exceed 1,000 square feet. Project containing 60 and over sites the store floor area not to exceed 2,500 square feet. Excluding laundry and similar ancillary uses.
6. Each site may be provided with up to two parking spaces. There shall be a gravel or hard-surfaced, dust free parking area providing 1 space per the number of sites provided for overflow parking. The parking area shall no less than 50 feet to side or rear property line. If the parking area is adjacent to the direct vehicular street, there shall be a 20 feet vegetative buffer between right-of-way and parking area.
7. Each site shall contain a minimum of 1,500 square feet and no less than 20 feet of road frontage width. A minimum distance of 20 feet shall be provided between all camping sites. Each site shall be set back from any right-of-way or property line at least 75 feet.
8. Each site shall have direct access to a gravel or hard-surfaced, dust-free roadway of at least 20 feet in width, or width required by the Fire Department. 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.
9. Drainage and storm water management must be reviewed and approved by the Allegan County Drain Commissioner.
10. A greenbelt strip around the perimeter of the campground shall be no less than 20 feet in width. The greenbelt shall have a minimum of one evergreen tree, of at least five feet in height, for every ten feet of length of the greenbelt. The greenbelt shall be situated

andip comments

Ancillary uses at a campground are additional services, facilities, or activities that complement the primary purpose of camping, which is typically to provide temporary lodging for recreational, camping, or travel use. These uses are designed to enhance the camper's experience and can also be a significant source of additional revenue for the campground.

Here are some examples of ancillary uses commonly found at campgrounds:

1. Recreational Activities & Facilities:

- * Swimming pools and spas: Offering guests a chance to relax and cool off, especially in warmer weather.
- * Hiking and biking trails: Allowing campers to explore the surrounding natural areas.
- * Playgrounds and other child-friendly amenities: Providing entertainment for families with children.
- * Sports courts: Like basketball or volleyball courts, for guests to engage in physical activities.
- * Fishing: Providing access to fishing locations and possibly offering bait and tackle for sale.
- * Organized activities: Such as crafts, games, or campfire nights.
- * Meeting or social centers: For groups to gather, hold meetings, or participate in organized events.

2. Convenience & Services:

- * Office or registration area: For check-in and administrative purposes.
- * Laundry facilities: Allowing campers to wash their clothes.
- * Dump stations: For RVs to dispose of waste.
- * Grocery stores or convenience shops: Providing essential items, food, drinks, or souvenirs.
- * Firewood and ice sales: Offering convenient access to common camping necessities.
- * Equipment rentals: Such as bicycles or recreational gear.
- * Transportation services: Like airport shuttles or car rentals.

3. Support Infrastructure:

- * Restrooms and showers: Essential facilities for campers.
- * Potable water and electrical hookups: Necessary utilities for many camping units.
- * Picnic areas and group shelters: Providing spaces for meals and gatherings.
- * Fire pits and garbage cans: Essential amenities for camping.
- * Buffer zones: Separating campsites and enhancing the camping experience.
- * Storage units: For campers' personal equipment.

4. Other Enhancements:

- * Glamping options: Offering more luxurious lodging like cabins with added amenities.
- * Tours to local attractions: Helping campers experience the surrounding area.
- * Breakfast service: Providing a convenient alternative to cooking.

Importance of Ancillary Uses:

These ancillary uses contribute to a campground's overall success in several ways:

- Increased revenue: Ancillary services provide additional income streams beyond site rentals, boosting profitability.
- Enhanced guest experience: Offering a wider range of activities and conveniences makes the stay more enjoyable and memorable for campers.
- Competitive differentiation: Providing unique or high-quality ancillary services helps a campground stand out from its competitors.
- Improved guest loyalty: Satisfied campers are more likely to return for future visits.

Essentially, ancillary uses are anything that adds value to the camping experience beyond just a place to set up a tent or park an RV. They are strategically chosen to meet camper needs and preferences, diversify income, and create a more appealing destination.

Priority

L	Low Priority
M	Medium Priority
H	High Priority

Time Frame

-	Short Term (0-2 years)
---	Medium Term (2-5 years)
----	Long Term (5+ years)
O	Ongoing

Lead

TB	Township Board of Trustees
PC	Planning Commission
ZA	Zoning Administrator
V	Volunteers
EGLE	Michigan Department of Environment, Great Lakes and Energy
AC	Allegan County
WMRPC	West Michigan Regional Planning Commission
MDOT	Michigan Department of Transportation
SOM	State of Michigan
C	Consultant / Contractor
NJ	Neighboring Jurisdictions
CM	Community Members
BO	Business Owners
DEV	Developers

COVER PG

Action Plan

The goals and objectives of a master plan have little weight without a clear and practical implementation plan. When used consistently, the information in this chapter provides a foundation for the appropriate planning, development, and regulation of resources. The implementation plan is organized by theme and identifies priority, time frame, and responsible parties.

Miscellaneous Planning and Zoning Actions

Project	Product	Priority	Timeframe	Lead
<p>Conduct a technical review of the Zoning ordinance to identify amendments needs to allow/improve the implementation of the Master Plan.</p> <p>Supported by objectives: 1a, 2a, 2b, 2c, 2d</p>	Review Audit	H	—	PC, C
<p>Amend the Zoning Ordinance consistent with the findings of the technical review.</p> <p>Supported by objectives: 1a, 2a, 2b, 2c, 2d</p>	Zoning Amendments	H	—	PC, ZA, C, TB
<p>Amend the official Zoning Map to ensure consistency with the Zoning Ordinance and the Master Plan.</p> <p>Supported by objectives: 2b, 2f, 2g</p>	Map	M	—	PC, ZA, TB
<p>Encourage Training for the PC, ZBA, and TB to promote efficient operations of Boards and Commissions.</p> <p>Supported by objectives: 1c, 1f</p>	Education	M	O	PC, TB, ZBA, ZA
<p>Actively recruit community members to become involved in Township Planning and Zoning Activities and decision making.</p> <p>Supported by objectives:</p>	Outreach	M	O	TB, PC, V

Other Plans and Reviews

Project	Product	Priority	Timeframe	Lead
<p>Update the Casco Twp Parks and Recreation Plan every 5 years to remain eligible for grant funding.</p> <p>Supported by objectives: 3f, 3g, 3h</p>	Parks and Rec Plan	M	O	PC, C, TB

<p>Regularly apply for grant funding to support desired capital and policy improvements.</p> <p>Supported by objectives:3f, 3g, 3h</p>	Financial	H	O	TB, C, WMRPC
<p>Enhance Site Plan Review skills to optimize the ability to implement the Township’s zoning standards, especially those designed to address key land use issues.</p> <p>Supported by objectives:2d, 2f, 2g, 2h</p>	Education	H	O	PC, TB, C
<p>Collaborate with the Township Board to complete and update the Capital Improvement Plan on an annual basis</p> <p>Supported by objectives:2d, 3a, 3b</p>	CIP	H	O	TB, PC
<p>Upload the Capital Improvement Plan to the new State of Michigan MiDIG website to coordinate capital projects with multiple agencies.</p> <p>Supported by objectives: 2d, 3a, 3b</p>	CIP	M	--	SOM, PC,

Goal 1 <i>Protect Rural Character</i>				
Project	Product	Priority	Timeframe	Lead
<p>Manage Growth by implementing tools such as Open Space Design and Planned Unit Development.</p> <p>Supported by objectives: 1a, 2a</p>	Zoning	M	—	PC, ZA
<p>Adopt policies that require developer participation in the extension of utilities prior to development within or adjacent to the utility service area.</p> <p>Supported by objectives:1d, 2b</p>	Policy	H	—	TB
<p>Review the Zoning Ordinance requirements for Ag districts to ensure that Agricultural land uses are the primary focus and that Agri – industry and Agri-tourism uses are a viable option in the district.</p> <p>Supported by objectives:1g, 1i</p>	Zoning	H	—	PC, C, ZA

