

Casco Township Board of Trustees
Minutes, Regular Board Meeting
Monday, August 18th, 2025 @ 7:00 PM

Call to Order: Overhiser called the meeting to order at 7:00 and led in the Pledge of Allegiance.

Present: Overhiser, Clevenger, Campbell & Fleming along with 24 guests.

Absent: Clerk Ridley (Deputy Clerk, Kathy Stanton was in attendance to take minutes while Rachel was away for the week.)

SHAES: Chief, Brandon Hinz reported that there have been 42 calls the past month. 1,901 incidents to date compared to 1,676 in 2024. SHAES is very appreciative of their recent new hires to help take some pressure off staff. Orientation continues to get everyone on board. SHAES has been involved in recent EOC drills because of the restart at Palisades. Blueberry Festival weekend was beyond crazy. SHAES recently received a \$2000 grant from MI Gas Utilities for portable Carbon Monoxide monitors. Rotary South Haven also provided a \$5000 grant for battery purchases. New grass trucks are nearing completion. SHAES was proud to take part in the recent Salute to Veterans sponsored by The South Haven Steelheaders. A guest asked a question about the return of the Citizens Fire Academy and Chief Hinz responded that they would like to bring it back in the future. Lastly, SHAES is working with the State of Michigan to provide Smoke/CO2 detectors for those who need them. People should reach out to SHAES for this service.

Public Comment:

- Mary Coburn from Allegan Food Alliance introduced herself and her role in Allegan County. She would like to know what Casco Township truly needs in terms of food security. Mary is interested in hosting a town-hall style meeting for further discussion.
- Mark S. from Windcliff Shores questioned when Daydreamer Domes Special Use Permit became Commercial or when it was modified to become so. Mark also questioned whether a formal response was made from the Township Attorney as was indicated at the July meeting. He also questioned when the Planning Commission plans to revisit the ancillary use issue at Daydreamer Domes and Supervisor Overhiser reminded the group that meeting will take place on September 17th.
- Steve E. on Blue Star Hwy voiced his major concerns on the fact that Daydreamer Dome is completely noncompliant. His concern is the rave environment at Daydreamer Domes and what comes along with that type of musical event. We need to look at what Missy is building at Daydreamer Domes and ask ourselves if we really want to be known as the drug capital of southwest Michigan because he feels that is where we are heading if we let Daydreamer Domes continue along this path. It was also noted that advertising on rave sites and similar musical advertising sites continues despite the Planning Commission's order to stop all advertising for musical events.
- Robin spoke on her personal experience of owning a nightclub in Kalamazoo and the drugs and negativity that come with that type of environment, specifically the rave scene.

- Mark S. spoke for a second time asking the question of what the definition of commercial activities is.
- Patty N. from Martha's Vineyard B & B questioned why ticketed sales are still being sold after Daydreamer Domes was told not to. She has major concerns about the rave planned for Labor Day weekend and feels the board is not taking a very strong stance on this issue.
- Leanne M. from Beach Glass Lane asked for clarification on the outdoor gathering permit. She also voiced concerns on Board Members attitudes about a potential accident caused by natural causes or because of drugs or alcohol at Daydreamer Domes.
- Lisa T. read the letter to the Board regarding the advertising of musical events. She also reiterated her concerns with the general disregard from Missy at Daydreamer Domes. She brought up the planned and advertised events to take place at Daydreamer Domes on Aug. 22, Aug. 24, Aug. 30-31, and the rave on Sept. 7. These are all ticketed events lasting 10 hours each day.
- Rich N. from Windcliff Dr questioned if Missy at Daydreamer Domes is allowed to have ticketed events at all? He reiterated that she is selling tickets every day for musical events at Daydreamer Domes.
- Mark S. stated that 250 people seem like a lot for an outdoor gathering. He recommended considering different numbers for different areas, i.e. Ag or residential. He also brought up the recent Golf Cart found overturned on Blue Star Hwy and its relation to this issue.

Supervisor Overhiser stated that the Planning Commission did not prohibit music. They did prohibit ticketed events. The hearing will be on September 17th, and he has confidence that the Planning Commission will do the right thing in terms of Daydreamer Domes. He also stated that Missy is aware that if she does not comply, she may have her permit completely revoked.

Clerk: Deputy Clerk Stanton presented the meeting minutes from the July 21st Board Meeting to the Board for approval. A motion was made by Clevenger to approve, support by Campbell. All votes in favor.

Treasurer: Clevenger presented the balances on all funds as of 7/31/25.

• 101 General Fund	\$1,632,915.00
• 204 Road Fund	\$949,436.96
• 206 Fire Fund	\$177,146.70
• 207 Police Fund	\$109,682.99
• 208 Parks & Rec.	\$301,526.51
• 209 Cemetery	\$102,222.72
• 290 Senior Serv.	\$84,245.87
• 703 Current Tax Collection	\$977,396.30

Clevenger made a motion to approve checks 29900-29950 in the amount of \$333,030.46. Support by Fleming. All votes in favor. Summer tax bills have gone out and are due on September 15th. Clevenger informed the public of the Poverty Exemption for those who need help with their tax bills. Please see the Treasurer or Supervisor for more information

on this. Clevenger also spoke about help for disabled Veterans and encouraged residents to check their PRE on their tax bills to ensure they are not overpaying. Clevenger also noted that deferments are available to qualified individuals, and he is happy to help with these things if you stop into the Treasurer's office.

Planning Commission: No Report. Next meeting will take place on Wednesday, September 17th. There will be a Public Hearing before the regular meeting.

County Commissioner: The County Road Commission continues to work towards a Lakeshore Drive Extension. Pier Cove Park is back open and expecting a ribbon cutting to be coming soon. Allegan County Parks is currently in financial crisis with our parks. They are actively looking at fundraising and ways of securing money for the parks. Test drills took place on July 29th with Van Buren, Allegan County, FEMA and Holtec. This is another final step in the restart of Palisades.

Clevenger brought up the Peninsula Township Lawsuit and the fact that as a Board we need to be careful on how much we restrict the rights of our Residents because it could end badly if the township were to end up in a lawsuit because of these restrictions on Missy's right to revenue. Clevenger asked Overhiser specifically if he felt like we were doing enough to hear the complaints of our residents. He also inquired with Overhiser about the possibility of a closed or open session with our Attorney to get some of these questions answered. Clevenger made a motion to go forward with a meeting with our Attorney, supported by Campbell but then later removed the request.

Parks & Recreation Campbell reported that Brian Ridley is doing a great job at the park with the fence repair work and maintenance. There was a concern about some cuttings near the wetland areas at the park but it was confirmed that we are allowed to cut back with discretion. Campbell also brought up concerns about beach access and it being such a high priority to residents in our township. We are still awaiting our study results from LRE. Campbell also asked for input regarding the parks so she can take that information back to the Park's committee.

Campbell also requested we add Rentals to our monthly agenda so we can have a better idea as a Board of what is going on in terms of short-term rentals. She also again brought up the idea of an incentive program to help encourage STR's to get their applications turned into the Township on a timely basis. Deputy Clerk Stanton also pointed out that we have to be mindful as to not set our fees to make us profit as we are a government entity. Campbell feels a monthly STR report would be helpful for the Board in understanding the STR program.

ZBA: Next meeting to be held in September.

Senior Advisory Committee: Linda Teeter reported Casco residents are continuing to take part in Senior activities at the South Haven Center. As a reminder, at the Casco Township site the following activities are available to Seniors:

- Mondays 11-12 Seated Strength 12-3 Cards
- Thursdays 11-12 noon
- 1st, 2nd and last Thursday Bingo
- 3rd Thursday of the month, crafts
- Fridays 10-11 cardio drumming

Van Buren County Senior Services is now creating a Fitness Team to help ensure there is always a Fitness Instructor to be here in person to make sure we do not have to use exercise videos in place of Human instruction. The Casco Senior Advisory Committee plans to reach out to our Casco Seniors who used to participate in Senior events to ensure we are providing the services they need. For the month of July, there were 10 unduplicated residents using services at Casco Township and 199 using services at the South Haven site. There were 110 activities enjoyed in July in Casco and 1,671 activities enjoyed at the South Haven site.

Campbell reported that Allegan Commission on Aging will hold a free breakfast at Allegan County Fair on Senior Day, September 11th. She also reported that they are adding a couple more agencies to help the County in terms of in home care.

SHAWSA No Report.

OLD BUSINESS:

Noise Ordinance Status: A meeting will take place on Wednesday, August 20th. We are looking at Lee Township's ordinance and doing away with the decibel system. After the Committee reviews, we will have it for your review at the September meeting.

Garage Door & Heater For Sale: Work continues to prepare for the Hall Renovation project. We currently have a heating system and overhead garage doors that we can sell to help contribute funds to the project. A motion was made by Clevenger to sell these items. Support by Fleming. All votes in favor. These items will be advertised on the website at door at the Township Hall. Julie Cowie also noted we have the large exercise mats that can also be sold if the Senior group does not anticipate using them. Supervisor Overhiser asked that the mats also be included in the above motion and both Clevenger and Fleming agreed.

NEW BUSINESS:

Noise Ordinance Variance-Denbow: The Denbow's would like to hold a wedding on September 20th from 4pm-12am with a backyard DJ at their home at 7264 Lauder Ave. in South Haven. They requested the DJ to be allowed to play until midnight. A motion was made by Clevenger to approve. Support by Campbell. All votes in favor.

Johnston Escrow release: The north side revetment project and trail at Miami Park has been completed to satisfaction. Supervisor Overhiser recommends at this time that the Township release the remaining escrow for the Johnstons. A motion was made by Campbell to approve. Support by Fleming. All votes in favor.

Public Comment:

- Casco Resident, read aloud to the Board the Daydreamer Domes advertisement for this next Saturday. Supervisor Overhiser asked this to be sent by email to the Board. Discussion was had on the planned Labor Day event expected to be a two-day rave. Discussion was also had on the website themove.entertainment and their roles in Daydreamer Domes. It was also noted that this is not the only platform where events are being advertised.
- Casco Resident reported that he has noticed a difference in the noise getting better in his neighborhood.
- Dave C. pointed out that the Planning Commission needs to think ahead on things with Daydreamer Domes to ensure that future expansion doesn't create the same

issues we are having now. He secondly mentioned that he believes the Planning Commission understands the Board's opinion on the issue.

- Andrea S. asked for zero tolerance for drugs, adequate security and noise issues whether it be from Daydreamer Domes or sports courts. Please think outside the box when making the 5-year plan and make sure people are kind to their neighbor.
- Linda T. reminded the Board of the Allegan Legal Assistance Center's upcoming celebration to take place on Tuesday, September 23 from 5:30-8:30 at Fox Creek Homestead. Linda also commented that she attended the Parks and Rec meeting asking for support for a 2026 National Night Out Event in Casco. This will be planned for August 2026. There seemed to be interest from the Parks & Rec Committee on moving forward with this.
- Discussion was again had on the next steps with the Planning Commission and if anything additional was needed to proceed. Discussion was also had on Special Use Permits and how often the Township revokes them.
- Brad Lubbers, Allegan County Commissioner, commented that the Casco Township Board is taking all the steps to work through these issues exactly how they should be. He noted that other Townships in his jurisdiction would not be willing to put this much time in to do it correctly and the Board should be commended.
- Trustee Fleming commented about how the lawyer, zoning administrator and the Planning Commission work together to advise. Discussion was had on what is permitted in Missy's Special Use Permit and what is not. Fleming commented on the Lee Township Noise and his concern about the distance and some verbiage used in the ordinance. He also inquired about whether the Casco Officer and Allegan County Sheriff Department supported this ordinance and Supervisor Overhiser replied that they are very familiar with this because of Lee Township.
- Julie C. reiterated the need for the Planning Commission to have full access to every letter and correspondence with the lawyer and concerned neighbors regarding Daydreamer Domes.

Adjournment A motion to adjourn was made by Cleverger at 9:19pm. Supported by Fleming. All votes in favor.

Rachel Ridley
Casco Township Clerk