

**DRAFT**

Casco Township Board of Trustees  
Minutes, Regular Board Meeting  
Monday, June 16<sup>th</sup>, 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, Ridley, Clevenger, Campbell & Fleming. 58 guests in attendance.

**Absent:** None

**Public Comment:**

- Carolyn S. on Blue Star Hwy, brought up concerns regarding rentals at 800 Blue Star Hwy and requested a special meeting with the Township Board to discuss noise at this STR and the issue of people not observing our zoning ordinance, specifically regarding a shipping container on the property.
- Andrea S. in Mount Pleasant Subdivision shared a recording and concerns over her neighbor's pickleball court and the noise coming from it.
- Bob D. of Sunset Shores shared his concerns about music he thought to be from Daydreamer Domes that could be heard from all four corners at Sunset Shores.
- Mark M. on Blue Star Hwy thanked the Casco Board for creating a Master plan meant to keep Casco rural but feels the Board is currently betraying our resolution by not making Daydreamer Domes follow the ordinance.
- Scott C. on Blue Star Hwy commented that the base noise from Daydreamer Domes is a constant annoyance on the weekends.
- Sarah C. on Brandon St. commented that the noise from Daydreamer Domes is disruptive and disrespectful and that the larger problem here is scope creep from a zoning standpoint.
- Patty N. on Blue Star Hwy; owner of Martha's Vineyard B & B commented that her guests need respite and retreat. They feel that Daydreamer Domes is impeding on their business.
- Barb C. of Sunset Shores commented that it is the low frequency bass or DBC measurement that is really the concern here and feels like Daydreamer Domes owner is making a joke of the community's concerns.
- Paul D. of Blue Star Hwy feels that Daydreamer Domes is all good fun.
- Jo E. on Center St. verified that the Board had Leanne McGrath's recent letter on file. She also commented that the neighborhood does not care about non-base events, and she feels completely dismissed by Allegan County Sherriff's Department and Daydreamer Domes.
- Missy F: owner of Daydreamer Domes, commented that she hears and understands the public's concerns. She is trying very hard and

working with experts and purchasing new equipment to help mitigate sound. She ends events early and starts them later to try to accommodate the concerns of the neighborhood. Daydreamer Domes want to be good stewards in the community. As of today, Daydreamer Domes have withdrawn all permits for larger events with louder sound.

- Marcy H. in the Mount Pleasant subdivision commented that Missy & Daydreamer Domes has brought something delightful to our area. She feels that Daydreamer Domes is doing their best and asks the community to do their best to compromise.
- Ed S. of Sunset Shores questioned why did changes occur in the special use at Daydreamer Domes and commented that the Township needs a balance of rights between the neighbors and Daydreamer Domes.
- Todd E. is the Audio Advisor to Missy at Daydreamer Domes, commented that “resonance” is the type of sounds we are dealing with. He is advising Missy on two specific pieces of equipment to purchase in hopes of mitigating sound from Daydreamer Domes; Acoustical Treatments-sound blankets for the fence lines and a limiter/suppressor that would govern the volume of the speakers. He also noted that Missy is limiting subwoofers and continues to take proactive steps in a progressive manner.

**Correspondence:** Trustee Campbell commented to the Board that she forwarded correspondence by email to the Board from several residents who could not attend the meeting

**Allegan County Sheriff’s Department:** Casco Township Deputy, Zach Hoyt reported on recent parking complaints in the township and stated that if it is not a road hazard, he will not be responding. He cautioned the Board that Senior fraud continues and is very present. He reminds people to never send gift cards, wire money or respond to suspicious emails, specifically from Amazon. Lastly, copper wire theft is up, especially in the Pullman area. As a reminder, locks and cameras help immensely.

**County:** Allegan County Commissioner, Brad Lubbers attended and reminded residents about the upcoming Tire Recycling Event at Casco Transfer Station on Aug. 16<sup>th</sup> from 9am-12pm. He also updated the Board on the May 15<sup>th</sup> storms that passed through the County leaving roughly \$2.2 million in damages (excluding agricultural damage.) The State has declared this a State of Emergency to help the County with the associated costs. Commissioner Lubbers reported that a Parks millage is very likely in the future to help support the County Parks and avoid closures. He also reported that Consumer’s Energy is in the process of trying to sell some Dams in Allegan County, more information to come as negotiations continue. A resolution of support was also passed by the County in general support of Holtec in terms of the energy services and employment opportunities it provides to Allegan County residents along with the rest of the surrounding areas.

**Library:** The Fennville Library parking lot expansion continues. Please remember that all services continue at this time of construction. Park directly behind the library to the West

and use the entrance to the West. They anticipate this project to be completed around the second week of September.

**Clerk:** Clerk Ridley presented the regular meeting minutes from the 5/19/25 Meeting to the board for approval. Motion was made by Clevenger to approve, Supported by Fleming. All votes in favor. Ridley also presented the special meeting minutes from the 6/9/25 Meeting to the board for approval. Supervisor Overhiser requested a correction in the minutes under the Noise Ordinance discussion regarding Attorney Ron Bultje's comments. Correction should read that Mr. Bultje stated that we should not try to enforce an action against someone who is not exceeding the decibel levels set in our noise ordinance. Motion was made by Clevenger to approve with the above correction, supported by Fleming. All votes in favor. Ridley motioned to amend budgets for the following:

- Legal advertising \$500
- Misc. Expenses \$150
- Zoning Admin. \$1000

Support by Fleming, All votes in favor.

**Treasurer:** Clevenger presented the balances on all funds as of 5/31/25.

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|------------------------------|----------------|
| • 101 General Fund           | \$1,710,142.95 |
| • 204 Road Fund              | \$1,030,904.93 |
| • 206 Fire Fund              | \$425,070.43   |
| • 207 Police Fund            | \$125,770.27   |
| • 208 Parks & Rec.           | \$310,966.45   |
| • 209 Cemetery               | \$103,294.69   |
| • 290 Senior Serv.           | \$84,200.84    |
| • 703 Current Tax Collection | \$4,800.00     |

Clevenger made a motion to approve check #'s 29833-29858 in the amount of \$96,078.82.

Support by Fleming. All votes in favor.

Treasurer Clevenger also reported that now that it is mid-June, he will be working with our Assessor, Kelly to make sure all updates are in and ready for summer taxes. Credit and debit cards are currently being processed in the office. He is feeling confident going into tax collection time.

Supervisor Overhiser reminded residents to keep an eye out for reappraisal cards from Northrop Assessing. If you are on the list for reappraisal this year, you will receive a postcard letting you know before and after they come.

**Planning Commission** There will be a meeting of the planning commission on Wednesday, June 18<sup>th</sup> at 6:00 pm. Work will continue on the Master plan.

**Parks & Recreation** Trustee Campbell made a motion on behalf of the Parks Committee to hire Fleming Tree Service for the upcoming removal of dangerous trees at Casco Nature Preserve in the amount of \$2,250.00. Supported by Clevenger. Trustee Fleming abstained due to his ownership of Fleming Tree Service. All remaining votes in favor. Campbell also made a motion for \$1500 for a new picnic table and bench for the Casco Township Hall property to replace the current table and bench that need replacing. Supported by Fleming. All votes in favor. Campbell also reported that the LRE (Land Resource Engineering) still does not have results to us from the Wetland Study so as of late there is

no date yet for an open house at the park. Discussion was had on the contract from Allegan County Community Foundation to help with fundraising efforts for beach access. Supervisor Overhiser will follow up this week on the status of that application.

**ZBA:** No report.

**Senior Advisory Committee:** Senior Advisory Committee Chair, Linda Teeter recapped the history of how Casco Township and Van Buren Senior Services came together. Teeter also provided numbers for Casco Township. For the month of May, there were 15 people who participated in activities at the Casco Township Hall. There were 183 Casco residents who participated in activities at the Van Buren Senior Services South Haven Site. There were 103 activities enjoyed in Casco Township and 1,530 activities at the South Haven site. Van Buren Senior Services is excited to welcome Deanne Fridley as Thursday's Seated Yoga Instructor in Casco. This class takes place weekly at 11:00. It was very well received after the first session last week.

**SHAWSA** Work continues on the water tower project; they hope to have the tank up on the tower by fall.

**OLD BUSINESS:**

**Bid Opening for Township Hall Renovation** The Board received two bids for the proposed renovation of the Township Hall. Julie Cowie opened the bids and presented them to the board for review.

- Hall Builders, base bid without any alternates \$439,400
- Pearson Construction, base bid without any alternates \$575,000

The Board will review the details of these bids and continue discussion at the special meeting on June 23<sup>rd</sup>

**NEW BUSINESS:**

**Aug 2<sup>nd</sup> Outdoor Gathering Permit:** Discussion was had on the current Outdoor Gathering Permit for Riley Penton at Daydreamer Domes for 500 people, taking place from 10am-10pm. After many public comments, emails and phone calls, the Board felt that before a decision could be made, it was important to get insight from the planning commission on exactly what they intended in terms of ancillary use at Daydreamer Domes under their Special Use Permit at 397 Blue Star Hwy. The Board wants to know, what does zoning say about this? The main question is, is the ancillary use at Daydreamer Domes becoming the primary use? A motion was made by Trustee Campbell, supported by Clevenger, to send this permit to the Planning Commission and add it to the agenda for the Special Meeting next Monday, June 23<sup>rd</sup>. All votes in favor.

**Aug. 30<sup>th</sup> Outdoor Gathering Permit** Discussion was held on the Outdoor Gathering Permit for the Sanchez Family wedding set to take place on August 30<sup>th</sup> beginning at 4pm. A motion was made by Ridley to approve. Support by Fleming. All votes in favor. A Noise Ordinance Variance was also requested for this event to allow for live music and fireworks. The board discussed and decided that 11:30pm should be stated as the end time of this noise variance. A motion was made by Fleming to approve, supported by Campbell. All votes in favor.

**Noise Ordinance** Supervisor Overhiser updated the Board on the status of the new Noise Ordinance Committee. He is still in the process of appointing residents to this committee. Overhiser also pointed out that this is an ordinance that will affect the entire township, so

we need to pull from many areas of the Township to create a fair ordinance that factors in many things like tractors, irrigation pumps, normal noise. It is the daytime noise that is so much more difficult to address. Regarding the request for rushing on this matter, Overhiser reminded the Board that we must move as fast as we can but as slow as we need to.

**Trucks Engine Braking** The Board has received complaints from residents regarding engine braking from trucks leaving the sand mine on 68<sup>th</sup> St. Supervisor Overhiser has reached out to Busscher's Excavating, asking them to discontinue engine braking but if they do not comply, an ordinance pertaining to engine braking may be needed in the future.

**Public Comment:**

- Dave C. commented on the role that the Planning Commission will play in the current issue with Daydreamer Domes.
- Discussion was opened between Allegan Sheriff's Deputy, Zach Hoyt and residents regarding Daydreamer Domes. Deputy Hoyt reminded the residents to be respectful when they call dispatch regarding noise at Daydreamer Domes. Deputy Hoyt discussed how the County will handle coverage for Daydreamer Dome events.
- Unnamed resident stated that there are two very different types of events happening at Daydreamer Domes.
- Event planner at Daydreamer Domes suggested they survey the public to see what types of music they may enjoy hearing coming from Daydreamer Domes.
- Unnamed resident commented that family campgrounds and events do not require security.
- Unnamed residents asked two questions, is this an event venue or a campground? Is the business model changing at Daydreamer Domes?

**Adjournment** A motion to adjourn was by Clevenger at 9:20pm. Supported by Campbell. All votes in favor.

Rachel Ridley  
Casco Township Clerk