

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 19, 2025
6:00 PM
Casco Township Hall

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. 1/15/25 meeting
6. Public hearing – none
7. New Business:
 - a. Any other business that may come before the commission
8. Old Business:
 - a. Daydreamer Domes 397 Blue Star, Missy Fojtik – continue discussion - amending the scope of the use of the kitchen; requested a liquor license and requests to exceed the use approved in original site plan (kitchen use)
 - b. Continue master plan update
 - c. Draft text Min dwelling size
 - d. Draft text ADU (accessory dwelling unit)
 - e. Draft AG; road frontage, lot area
 - f. 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

Next meeting date Wednesday March 19, 2025 6:00PM

Casco Township Planning Commission

Regular Meeting

January 15, 2025

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Kelly **Hecker**, Dan **Fleming**, Greg **Knisley**, Dian **Liepe**, Irene **Wood**

Members Absent – Ryan **Brush**

Audience: Paul **Macyauski**, Missy **Fojtik**, Julie **Cowie**, David & Mary **Campbell**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:00PM

2. Review and approve agenda:

A motion was made by **Hecker** to approve the agenda, adding Section 2 review of edits and adding Section 3 review to the Old Business; supported by **Fleming**. All in favor. Motion carried.

3. Public comment – None

4. Correspondence – None

5. Approval of Minutes: A motion was made by **Fleming** to approve the December 18, 2024 Regular Meeting minutes. Supported by **Hecker**. All in favor. Motion carried.

6. Public Hearing – None

7. New Business :

a. Election of Officers:

Hecker made a motion to re-elect **Litts** as chairperson, Seconded by **Fleming**. All in favor. Motion carried

Liepe made a motion that **Brush** be elected to Vice-Chair, Seconded by **Wood**. All in favor. Motion carried.

Liepe made a motion to re-elect **Knisley** as Secretary, Seconded by **Fleming**. All in favor. Motion carried.

b. Missy **Fojtik** – Daydreamer Domes -397 Bluestar Hwy

Missy **Fojtik** would like to get a Class C Liquor License for her Campground. The Michigan Liquor Control Commission (MLCC) requires the Township Board approve this request. The Township Supervisor has asked that the PC review this request and determine if they would recommend that the board gives approval.

Fojtik stated that she currently holds a packaged beer and wine license which allows to-go beverages. She would like to be licensed to sell, at retail, beer, wine, mixed spirit drink, and spirits for consumption on the premises. This would be in conjunction with the approved Ancillary Kitchen Use for the Campground Guests.

Wood commented that she believes a Class C license requires that food be served and has to be open to the general public; not just campers or a person with a day pass to the campground. **Wood** and **Litts** would like to know the specific Class C Resort License that **Fojtik** would be applying for. **Knisley** voiced concerns over the parking capacity, lighting, signage, and restroom capacity. **Knisley** would also like input from the neighbors. **Litts** questioned whether the initial approval had included the Kitchen facilities usage. **Smalley** explained that it had been approved as Ancillary use of the Campground and was not supposed to be open to the general public.

Cowie interrupted the PC discussion to point out that since this was not a public hearing the neighbors had not been notified that a decision like this would be made and had not been given a chance for public comment. **Cowie** suggested that the PC should not recommend anything until the neighbors have had a chance provide their input. **Macyauski** interjected that the PC was not the decision maker here and they were only asked if they would recommend that the Board approve the request. **Campbell** inserted his opinion that it should be acceptable because the Seawolf Restaurant had historically held a similar license. **Macyauski** and **Knisley** got into a heated discussion about what the PC's role was in this request and **Knisley** told **Macyauski** that he would not accept **Macyauski's** overbearing behavior towards the PC and him (**Knisley**) specifically.

Hecker commented that the original approved use was for a campground, not a Bar. **Liepe** agreed with **Hecker**. **Wood** thinks that there should be some type of survey to consider community input. **Smalley** suggested a poll on the Township website. **Fojtik** remarked that she was shocked that **Wood** was questioning her request since she is also a campground owner. **Wood** replied that she was not against it and just needed more information before she made a decision.

Litts agreed with **Wood** and requested that the decision be Tabled till the next regular meeting and that the PC be provided with copies of the original land use approval, the exact type of license that **Fojtik** was pursuing, and a floor plan of the building and its different uses. Some of the PC members want to know how/if **Fojtik** would regulate who was being served. i.e. Campground guests vs. the General Public and want more discussion regarding this licensing

being considered as an Ancillary use for a Campground. **Campbell** interrupted the discussion again to tell the PC that all they needed to do was decide if this was an approved Ancillary Use or if the Special Land Use (SLU) approval would need to be amended, since the State of MI doesn't want or need the PC approval; and their opinion has only been requested by the Township Supervisor.

8. Old Business:

a. Continue Master Plan Updates:

Section 2 review of edited red-line draft. **Hecker** read the edited draft, with corrections made from the December meeting discussion. Some more minor edits were made. **Goodrich** presented the Allegan County Directory's organization of Allegan County and its Townships description for Casco Township. "First settled in 1844, Casco was a portion of Newark Township until 1847, then a portion of Ganges Township until 1854 when it was organized as a separate township honoring General Lewis Cass by preserving a portion of his name. Its first post office, New Casco, was established in 1856." It was decided to add this information to 2.1 The History and Evolution of Casco Township

b. Draft text Minimum Dwelling size. A 24' x 24' = 576 Sq. ft. minimum was discussed. **Litts** would like public input before the final decision is made.

c. Draft text Accessory Dwelling Unit (ADU). Principle dwelling must be homesteaded, Cannot be 2 rentals. **Litts** has concerns regarding parking. The minimum size was discussed again. There are concerns that if there is no minimum singlewide trailers may be used. Decision was Tabled.

d. Draft AG road frontage and lot area. Postponed

e. Section 3. **Hecker** stated that she had completed a review of this Section and did not have any edit recommendations.

9. Administrative reports:

Zoning Administrator – **Smalley** presented her December report.

Township Board Representative – **Fleming** had nothing to report.

ZBA Representative – **Liepe** reported that on January 09, 2024 the ZBA had approved the Pelavin's request for 9' of relief from the front yard setback to enclose an existing deck and create a 4 Season Porch.

10. Public comment –

DRAFT

Dave **Campbell** asked if he owned multiple lots if he could build ADU's on each one. It was explained to him that there would have to be a primary dwelling on each one, and that only one ADU is allowed for every Primary Dwelling.

11. Adjourn 9:05 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary

