

Casco Township Planning Commission

Regular Meeting

December 17, 2025

6:00 PM

Casco Township Hall

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

Members Absent: None

Audience: Julie **Cowie**, Michael **Hilbert**, Thomas **Petersen**, Allan **Overhiser**

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

2. Review and approve agenda:

A motion was made by **Fleming** to approve the agenda, supported by **Hecker**. 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 November 19, 2025 Regular Meeting Minutes, with corrections; supported by **Liepe**. All in favor. Motion carried.

6. Public Hearing:

a. Under Canvas Inc. (Michael **Hilbert**) has petitioned to amend the Campground Site Plan for the Special Land Use (SLU) at 154 68th St, 03-02-032-001-02. **Hilbert** would like to eliminate 4 sites. Move an access Rd and construct a Kitchen.

Open hearing at 6:03

Hilbert explained that he would like to have 26 campsites instead of the 30 previously approved sites. The access road would be widened and relocated to run in between the campsites, instead of running along the southern property line. Replace the Food Truck with a Food Trailer.

Close hearing at 6:09

Hecker asked for clarification Re: the “Kitchen”. **Hilbert** apologized about the confusion regarding a 16’ x 40’ Kitchen Structure on the application. **Hilbert** explained that they were actually swapping out the existing food truck for a food trailer, the difference/benefit being that a truck is inspected off site and a trailer can be inspected on site/stationary.

b. Lubbers Farms (Tim **Lubbers**) has petitioned to amend the Sand Mine Site Plan to construct a building at v/l 68th St, 03-02-020-022-00.

Open hearing at 6:17

No one was in attendance to present the application to the PC. The PC did review the application and site plan and noted that the side setback on the site plan was incorrect and that the driveway location was not as built.

Close hearing at 6:18

7. New Business:

a. Under Canvas Inc. (Michael **Hilbert**) has petitioned to amend the Campground Site Plan for the SLU at 154 68th St, 03-02-032-001-02. **Hilbert** would like to eliminate 4 sites. Move an Access Rd. and construct a Kitchen.

Smalley reported that she had received copies of the Health Department and Fire Department approvals for the proposed changes. **Peterson** questioned if the changes had been considered as far as lot coverage was concerned.

A motion was made by **Fleming** to approve the amended Campground Site Plan for the SLU at 154 68th St, 03-02-032-001-02; which would eliminate 4 campground sites, re-locate an Access Rd., and replace the Food Truck with a Food Trailer; supported by **Macyauski**. All in favor. Motion carried.

b. Lubbers Farms (Tim **Lubbers**) has petitioned to amend the Sand Mine Site Plan to construct a building at v/l 68th St, 03-02-020-022-00.

PC did not have problem with relocating a structure of this size to this property to store the sand mine equipment in.

Julie **Cowie** – 7376 101st Ave commented that it was a reasonable request.

A motion was made by **Fleming** to approve an amended Sand mine Site Plan for the SLU at v/l 68th St, 03-02-020-022-00; for a 40’ x 72’ pole barn in the NE corner of the property with the conditions that the Site plan be corrected, and re-submitted,

1. amending the North property line side setback to 50’,
2. and moving the driveway location to the current location.

supported by **Macyauski**. All in favor. Motion carried.

c. any other business that may come before the commission

8. Old Business –

a. Review Final Draft Master Plan (MP)

Fleming questioned if Pg. 32 Climate Weather Adaptation was required to be included in the MP. **Fleming** would like it to be removed citing a November 14, 1885 news story from the South Haven Sentinel reporting that a man had narrowly escaped being buried alive by a landslide, while searching the Lake Michigan shoreline for his missing brother. **Fleming** remarked that climate/weather changes, as well as erosion concerns, are not new things for our area. **Fleming** maintains that property owners should be allowed to develop their property as they see fit and limiting that in the guise of “protection” should be simply addressed as “... at your own risk”.

The difference between the Farmland Preservation map and the Prime Soil map was discussed. **Smalley** explained that the Farmland Preservation map showed all of the AG property that could be used for Michigan's Farmland and Open Space Preservation program (PA 116) which preserves farmland and open spaces and offers tax relief to farmers who voluntarily participate in temporary farmland preservation agreements. **Smalley** added that this map is required to be in the MP and needs to be added.

Fleming questioned the accuracy of the Prime Soil map. **Fleming** presented an email from **McManus** explaining that this map is also used in the PA 116 approval process and recommended when they amend the zoning ordinance this map could adjust the classifications based on local knowledge. **Smalley** agreed with **McManus'** email, that a Prime Soil map is in reference to the United States Department of Agriculture (USDA) Web Soil Survey which provides a comprehensive overview of prime farmland soil and soils of statewide importance. This reference could be noted if the map was determined to be clearly inaccurate.

The PC discussed the need to switch the description of the LR-A & LR-B Districts. The density of the area(s) is incorrect in the current ordinance.

The PC questioned if the current C1 & C2 Districts should be combined. The PC also discussed having the Commercial District include High Density Mixed Uses like Multi Family Mixed Use buildings. Also, if this Mixed-Use was its own District, what the new color on the Zoning map for this type of District (a shade of Blue?) could be.

Macyauski would like to see Restaurants add to the SLU section.

Pg. 48 Add “Want to encourage low impact, neighborhood businesses through SLU or Permitted Uses” i.e. Bank, Pharmacy, Barber/Hair Salon, Café, etc....

Pg. 49 Remove “dwellings in this area are of extremely...”

Pg. 52 Remove “with these conditions controlling... an area of 122 Acres”.

Pg. 54 switched with FLU map on Pg. 55

The PC tabled the rest of the review until **McManus** provides a new document with the noted corrections, up to Page 54. Next month meeting they will review Goals & Objectives and the Action Plan

9. Administrative reports:

a. Zoning Administrator

Smalley reported that **Fojtik** had e-mailed her and explained that there had been some personal family issues which had caused some delays. **Smalley** questioned **Fojtik** about some new structures on the property (a Greenhouse and a Portable Sauna) and reminded Fojtik that all structures existing and proposed need to be on the site plan.

b. Township Board Representative

Fleming reported that the Board discussed putting a renewal for the Senior Center on the August 2026 Ballot. **Fleming** also reported that the Board had discussed limiting Outdoor gatherings to 4 or less per year, excluding Graduation or Birthday parties and Weddings.

c. Zoning Board of Appeals representative

Liepe reported that the ZBA had approved variances for side and front yard setbacks for additions and a detached garage at 920 Adams on 11-13-2025.

Liepe also reported that the ZBA had approved a variance for a front yard setback to build an attached garage addition at 7439 Eton Dr on 12-11-2025

10. Public comment: None

11. Adjourn 8:40 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary