

Approved October 16th 2024

Casco Township Planning Commission

Regular Meeting

September 18th 2024

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Kelly **Hecker**, Dan **Fleming**, Irene **Wood**, Dian **Liepe**, Ryan **Brush**

Members Absent: Greg **Knisley**

Audience: *Jeremy **LeSange**, Tom **Peterson** Ben **Tinholt**, Will **Harvey**, and Brandon **Lubbers***

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, supported by **Brush**. 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 July 17th, 2024 Regular Meeting minutes, with corrections. Supported by **Wood**. All in favor. Motion carried.

6. Public Hearing:

Open Public Hearing: 6:05 pm

Irene **Wood** of South Haven MI is petitioning to amend a Special Land Use (SLU) to expand an already approved campground at 154 68th St 03-02-032-001-02.

Wood presented her site plan. **Wood** would like to add 50 more unit camping sites, add onto the mess hall screened patio, add more parking spots, and implement septic and well improvements. **Wood** stated that the typical hours of operation for the campground were May 15th – November 1st.

Correspondence – None

Audience Comments:

Tom **Peterson** - 02-032-001-10 has an easement on the Northern campground drive and requested that no changes be made to that part of the driveway. The Road should be 20' from the property line but this is an existing driveway that will not be altered as part of the expansion.

Jeremy **LeSange** - Representing Bartley Adkin Farms LLC 03-032-004-10 & Absolute Blue LLC 02-033-021-00 is against the expansion, stating the original SLU approval was for 20 sites and the expansion would impact the character of the community. He explained that he uses dangerous pesticides on his fields and people should not be in the fields for up to 3 days after application. His concern is that the guests have trespassed onto his property before and he doesn't want to be responsible for their safety. Increased road traffic, public safety, and well capacity were some of his other concerns. He believes that the campground should have been placed in a commercial area to begin with and does not want to be forced to install no trespassing signs or babysit the campground guests.

Close Public Hearing 6:21

7. New Business:

a. Discuss/ Decision to amend the Site Plan for 154 68th St

Wood recused herself from any decision making. **Wood** responded that there is a significant dense tree line on the south side of the property with the only large gap being enclosed by a fence line and that she has not received any complaints about her guest trespassing onto neighboring properties. She too has an operating blueberry farm on this property where she uses zero pesticides and has had zero incidents.

Liepe asked what the setbacks are for the camping structures. **Smalley** responded that it is 75'. **Litts** commented that some of the roads on the site plan were only 8' from the property line. **Smalley** commented that a 20' wide greenbelt is required. **Wood** agreed to shift the roads to meet that regulation, everywhere except the section in **Peterson's** easement.

Litts wants the property lines to be better delineated for the guests. **Liepe** asked if the guests were given any guidelines for their stay at check-in. **Wood** stated that there are some old no trespassing signs posted but that she would add some more signage, something like "no guests beyond this point".

Litts commented that all of the parking sites need to be setback 50'. **Litts** asked if the South Haven Area Emergency Services (SHAES) had approved the new drive(s). **Wood** replied that SHAES had approved them with a hammerhead.

Hecker asked if they were all walk-in sites. **Wood** replied that they were. **Peterson** asked if the proposed sites on his side of the property met the 75' setback and was informed that they do. **Hecker** asked how much traffic comes in and out of the campground on a daily basis. **Wood** stated that most of the guests stay on site. The majority of guests usually check-in on Friday

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between 4-6pm and check-out on Sunday between 10-12pm, but the Campground is open 7 days a week May-October. **Litts** asked if the hours of operation were defined in the original SLU approval. The answer was unknown at this time.

Brush asked if the existing greenbelt need to have more trees added where the section of fence is. **Hecker** asked how thick the tree line currently is. **Wood** stated that it has old trees and scrub brush but she could add more fencing if the PC didn't think what she has is adequate.

Fleming reminded the PC that the Master Plan is not compatible with the Constitution of the United States. **Litts** then went over the 15.02 C SLU Facts of Finding and determined that the standards had been met.

Fleming made a motion to approve the amended site plan with the conditions that:

The original conditions be applied, i. e.

1. Property improvements will not contribute to storm water runoff
2. No Parking on the Street
3. Parking space sizes must be 10' x 20'.

And as discussed:

1. Any gaps in the required greenbelt be filled in
2. Extra signage will be added stating "No guests beyond this point", at side and rear property lines.
3. Must follow any Ordinances regarding Noise and Lighting.
4. Update the site plan to include the following:
 - a. Indicate the Peterson Easement
 - b. Move all of the interior roads on the site plan to meet the required 20' setback (except the area that has the easement)

Hecker seconded the motion. **Wood** abstained. All in favor. Motion carried.

- b. Henry **Cisco** Sand Mine Operation 03-02-020-002-00. 1 year review.

Tim **Lubber** has a Mining Lease Agreement with **Cisco** and is the Applicant for this review. **Cisco** has signed an Agent Authorization letter for **Lubbers** to have permission to be the Applicant and Ben **Tinholt**, Will **Harvey**, and Brandon **Lubbers** are attending the meeting on Tim **Lubbers** behalf. **Smalley** stated that she did receive the surety bond and had not received any complaint about the operation.

Litts stated that he had heard complaints about trucks hauling spoils into the site. **Litts** wants to know what testing is being done on that soil and wants the information to be added to the quarterly reports. It was agreed that the Dust Control has been adequate.

Fleming made a motion to reapprove the SLU for 1 more year as the requirements are being met and there is continued compliance with the conditions of approval; with the added condition that a Reclamation Material report, showing compliance with #20 of the May 22, 2024 approval letter, be added to the quarterly reports. **Hecker** seconded the motion. All in Favor. Motion carried.

8. Old Business

a. Draft Master Plan (MP)- Section 1-4 and maps.

Smalley commented that the planner would like to attend next month's meeting to discuss the MP draft. The Planner would like to discuss Goals and Objectives and the Survey. **Hecker** commented that she had been in contact with over 20 people in regards to the MP survey and that only 2 people new about it. **Smalley** remarked that there had been a printing error in the newsletter but the QR code had been posted on the website, its location on the home page made more prominent, and hard copies of the survey have been available at the township hall. **Wood** asked how many people had taken the online survey and when it had closed. It is unknown at this time. The PC would like to keep the survey open until the election.

b. Draft Text – Minimum Dwelling Size, Width

Discussed the fact that any size "Dwelling" will require a building permit, even if it is less than 200 sq. ft. Discussed a minimum requirement of 24' x 24' at 576 sq. ft. **Smalley** commented that there is a significant need/want for smaller homes.

c. Any other business that may come before the commission - None

9. Administrative reports:

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

Township Board Representative – **Fleming** commented that there is an upcoming meeting to discuss the fire hall renovations on Friday the 20th. **Fleming** would also like to have more discussion re: Road Frontage requirements vs. Easements. **Fleming** also reported the Township has a new Deputy assigned to this jurisdiction.

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ZBA Representative – **Liepe** reported that the ZBA had 2 variance requests at the September 12th meeting. Basel and Hilaneh **Aquel** received their request for 25’ feet of relief from the required front yard setback. Steven **DeKoning** was approved for a 20’ setback from the Lake Michigan Ave road Right of Way. **Liepe** also reported that they have another meeting scheduled for October 10th.

10. Public comment: None

11. Adjourn at 9:08 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary