

Casco Township Board of Trustees
Minutes, SPECIAL Board Meeting
Monday, June 9th, 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. 60 guests in attendance.

Absent: None

Public Comment:

- Steve E. on Center St. commented that Daydreamer Domes is pivoting from its original purpose in Casco and that the Township is not enforcing its noise ordinance.
- Wendy M. on Blue Star Hwy. commented on the negative health impacts caused by noise pollution & her personal experience because of Daydreamer Domes.
- Rich N: on Windcliff Dr. commented that zoning and noise ordinances need to be enforced at Daydreamer Domes.
- Marcy H. in the Mount Pleasant subdivision commented that we hear noise from all sorts of things aside from Daydreamer Domes all day long without complaint and wondered how this is different.
- Patty N. on Blue Star Hwy commented that she has concern as an owner of a local B & B that her guests do not pay for or want this loud environment.
- Brian M. on Maple St.
- Ida H. on Beverly Dr. commented that she recently had to call 911 on 6/6/25 to report the excessive noise from Daydreamer Domes.
- Gina S. on 62nd St. commented that if you try to get used to the noise, you can. She feels Daydreamer Domes is doing a good job in the community and meeting their goals.
- Lisa T. on Elm St. commented that Daydreamer Domes was intended as a camp site not a concert site. She also commented that although she is a half mile away, you cannot get used to the noise.
- Mark on Blue Star Hwy commented that the rave parties at Daydreamer Domes is ruining his experience in Casco. There has been loud music 4 of the past 9 days. The owner of Daydreamer Domes has encouraged him and his wife to leave their homes on weekends when Daydreamer Domes plans to have music.
- Chris P on Blue Star Hwy commented that the Board needs to find a compromise to help the highest density residents of Casco Township in the Daydreamer Domes neighborhood.
- Mike Z. on Edgell St commented that he has been a part of Daydreamer Domes from the construction to t present day events and feels like everyone who visits the Domes has a very nice time.

- Danielle, Manager at Daydreamer Domes, commented that she appreciated the passion and conversation of the Board. She clarified that Daydreamer Domes only has 18 events with music planned for the 2025 season.
- Jo E. on Center St. commented on the fact that the clay bank on their property drastically changes how the sound reaches them by amplification. She spoke on personal stress, migraines & pet stress that comes from the loud bass at the Domes and also stated that the owner of the Domes would give them a warning so that they can leave their property before events with music.
- Robin commented that this community wants Daydreamer Domes to succeed but asked the question, does louder music equal more money? She also commented that things in her neighborhood changed when Daydreamer Domes moved in.
- Cat H. manager at Daydreamer Domes commented that they are very meticulous with their sound meters, checking constantly and radioing each other of ever they are over 63 decibels. She reiterated that the July Pool party originally requested has been canceled as they have decided that it is not the right event for this Summer. She also pointed out that she feels the events at the Domes are fun and invited the public to attend and see for themselves.
- Theresa G on Indiana Ave commented that she was the owner who sold the property to current owners of Daydreamer Domes. She feels like Daydreamer Domes is doing exactly what was intended from the beginning and is not trying to cause stress in the community.
- Chelsea at Sunset Shores commented that the constant noise is disturbing to their quiet neighborhood and that when she left them a review on google about the excessive noise, it was met with immature and rude comments.
- Steve E. on Center St. presented a study to the Board titled Low Frequency Noise & Annoyance. He commented that Section 4 of our current noise ordinance already addresses this issue. He stated that decibel readers do not measure the current problem that Casco is experiencing.

New Business

Noise Ordinance: Before discussing the Noise Ordinance, Trustee Campbell asked the question regarding Daydreamer Domes, is this business model changing? Campbell requested this issue be added to our next regular meeting on Monday, June 16th for further discussion.

Discussion was had on the current noise ordinance and concerns regarding enforcement. The Board was provided with copies of the current noise ordinance, Port Sheldon's and the City of Saugatuck's as an example of what those municipalities are enforcing. The Board has concerns about going back to a Noise Ordinance without an objective standard. Supervisor Overhiser presented the Board with a letter from Township Attorney,

Ron Bultje with guidance that the Board should not try to enforce an action against someone who is not exceeding the decibel levels.

The following points were brought up for discussion:

- The low frequency/bass noise that cannot be measured by a decibel reader.
- The difference between daytime/nighttime noise.
- The way sound travels to and through certain properties.

The collective Board agreed that work is needed on our Noise Ordinance.

Many of the current problems in the Township have to deal with the bass in music, specifically DJs in the case of Daydreamer Domes; and average decibel readers do not accurately measure the bass sounds. The Board agreed that more research and knowledge was needed before a decision could be made. Clevenger made a motion to form a committee to research and give recommendations on changes to the Noise Ordinance. Support by Campbell. All votes in favor.

Several members of the audience volunteered to serve on this committee.

Baron's Lakeside Subdivision: Current property owners, Brian & Peggy Spencer have acquired all the lots in this area, and they would like to request abandonment of the roads within; including all of High St, all of Washington Ave, all of Roosevelt Ave and a portion of Park St. There have been no objections to this plat change. Supervisor Overhiser recommended we proceed with abandonment. A motion to approve was made by Clevenger, supported by Fleming. All votes in favor. ROLL CALL VOTE: Clevenger, yes. Overhiser, yes. Ridley, yes. Fleming, yes. Campbell, yes.

Public Comment:

- Bob S. of Cedar Bluff commented to the Board to get the process going as to not take all Summer.
- Cat H, Manager at Domes, commented that Daydreamer Domes wants to find a balance and be here to support the community.
- Lisa T. Inquired what's next in terms of looking at Zoning at Daydreamer Domes.

Adjournment: A motion was made to adjourn at 8:15 PM by Fleming. Support by Clevenger. All votes in favor.

Rachel Ridley
Casco Township Clerk