

Casco Township Planning Commission

Regular Meeting

June 18, 2025

6:00 PM

Casco Township Hall

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

Members Absent: Kelly **Hecker**

Audience: Julie **Cowie**, Dave & Mary **Campbell**, Allan **Overhiser**, Mark & Wendy **Muchlfeld**, Tim **Tomezak**, Ed **Hoyas**, Carol **DeLorme**, James **Harpold**, Jtanner & Jayven **Weins**, Andrea **Stein**, Bruce **Nowlin**, John & Lisa **Tuohy**, Rebecca **Vanderbeek**, Tim & Jenny **Baacson**, Sarah **Clark**, Andrew **Wheeler**, Ken **Casey**, Leigh Ann **McGrath**, Barbara **Calhoun**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:01PM

2. Review and approve agenda:

A motion was made by **Fleming** to approve the agenda, supported by **Macyauski**. All in favor. Motion carried.

3. Public comment - None

4. Correspondence –

Fleming had sent an email Re: Pennsylvania Commonwealth farmland preservation Program which purchases easements, a right to use another person's property for a specific purpose, granting rights to develop farmland. The state does this so farmers can still profit off development rights without having to sell for commercial projects.

Litts stated that emails had been rec'd from:

Andrea **Stien** – 7254 Michigan Ave Re: her opposition to the construction of a pickle ball court across the street from her home.

Lynn **Rogien** - 7158 Windcliff

Mark and Wendy **Muehlfeld** – 439 Bluestar Hwy

Bruce and Patty **Nowlin** – 473 Bluestar Hwy

Lisa **Tuohy** – 7266 Elm St

Re: Their opposition to Daydreamer Dome's outdoor gathering permit requests and a noise ordinance variance request. All stated that they think the events have become the primary use of the property, rather than an ancillary use of the campground. Noise, especially low frequency bass, was the biggest complaint. Also, the idea of selling tickets to +21 events does not seem to be in keeping with the rural area or directed solely to their glamping guests.

5. Approval of Minutes:

A motion was made by **Fleming** to approve the May 21, 2025 Regular Meeting Minutes, supported by **Macyauski**. All in favor. Motion carried.

6. Public Hearing – None

7. New Business:

The Township Board has requested that the PC determine the scope and frequency of the ancillary activities allowed at a Campground. Multiple Events, charging fees for the general public to attend, additional traffic, and the noise were some of the complaints brought up by **Rogien, Nowlin, McGrath, and Harpold**. Many agreed the primary use of the property is more for Music Events rather than a campground.

Liepe stated that an ancillary use should be intended for the campers, not the general public. **Macyauski** argued that the purchase of a day pass makes you a camper and allows you to enjoy the property's amenities, even though you will not be staying overnight. **Litts** asked the PC members how often you could have events and **Macyauski** responded that they should be a onetime thing. If they are every weekend they are not ancillary. Most compared them to the Grid-life Festival last weekend at Gingerman Raceway. Although you can hear the racecars regularly in the rural residential area, the extra music and fireworks from the event aren't an every weekend thing.

Knisley felt like the PC had been ambushed with this discussion that was not on the agenda; stating that was not prepared to make a decision without proper time to research the issue and would not be comfortable giving his opinion on the topic. **Fleming** stated that the noise was really the biggest issue and agreed with **Knisley** that more time was needed to give an answer. **Litts** disagreed with **Fleming**, stating that the use and frequency of the uses is really the point of tonight's discussion. **Macyauski** agreed with both stating that the campground should just turn the music down and keep events to once a month or even year. **Macyauski** also offered his contact information to anyone who had complaints about the noise; commenting that he would be happy to personally go to the campground and tell them to turn it down or he would call the cops. **Litts** remarked that a sub-committee had already been assigned to address the noise. **Litts** then opened up public comment to anyone who wanted to discuss ancillary uses, not noise.

Lisa **Tuohy** – 7266 Elm St stated that the use approved was for a campground, not events and pool parties. Ancillary uses like the restaurant and the store should be for the campers not the general public.

Mark **Muehlfeld** – 439 Bluestar Hwy stated that the use is not complimentary to the low density Rural Residential character of the neighborhood. The amount of events planned is also a concern of his.

Ed **Hoyas** – 7160 Windcliff recited the definition of ancillary use to the crowd.

Missy **Fojtik**, owner of Daydreamer Domes, addressed some of the commenters stating that the property hosts many other types of events like yoga, pool-side spin classes, meditation, and poetry; and not just music events. **Fojtik** added that her goal has never been to upset the neighbors and wants everyone to be happy.

Wendy **Muehlfeld** – 439 Bluestar reiterated that the property should be used as campground, as defined by the Section 15.03 (E) of the Zoning Ordinance.

James **Harpold** – 467 Bluestar Hwy remarked that the visibility pulling onto Bluestar, additional traffic, and drunk drivers were all safety issues that should be addressed, along with the noise.

Sarah **Clark** – 453 Brandon commented that Section 15.03 E.5 states that no commercial use shall be permitted to operate on the Special Land Use (SLU) project. **Smalley** responded that the Ordinance has been amended so that doesn't apply to events.

Carol **DeLorme** – 431 Wells St commented that when she bought her home 4 years ago the realtor had advised her about the glamping development and what is happening now is not what was presented. She expressed concerns Re: safety i.e. Traffic, alcohol, and drugs. She asked if there was a petition that could be signed and how her two neighbors, who are only here in the weekends, could express their concerns. **Overhiser** and **Litts** suggested emailing their concerns and comments which would then be presented to the board. **Knisley** suggested **DeLorme** start her own petition.

Leigh Ann McGrath – 450 Beach Glass remarked that she did not know that a pool was going to be built at the campground and is concerned about the liability of drunken pool parties and drunk drivers since Daydreamer Domes makes every guest sign Indemnification Agreements. She doesn't want the neighbors to be at risk.

Dave **Campbell** – 7174 Ferndale agreed that this meeting feels like an ambush and thinks **Fojtik** should have to come back to the PC and amend her SLU. He believes the PC should have more time to make a decision.

Rebecca **Vanderbeek** – 7283 Beverly Dr. stated that initially she liked **Fojtik's** ideas and has participated in some of the Daydreamer Dome events but does not like what it is evolving into.

She also believes that the hedges at the entrance need to be cut back for more visibility and traffic safety.

Weins – 508 Little Sable agrees that there is a traffic safety concern with vehicles pulling out in oncoming traffic on Bluestar.

Julie **Cowie** – 7376 101st commented that she is pleased with **Fojtik's** plans for the restaurant and the possibility of a liquor license being obtained. She also has traffic safety concerns though.

Litts closed public comment. **Liepe** remarked that it seems that this campground really wants to be an event center, which has different qualifications. **Macyauski** replied that he was most concerned about traffic safety with hundreds of people leaving the site at the end of an event. Brush thinks that the ancillary uses should be beneficial to the campground and should be better defined. **Liepe** thinks that number of people allowed at an event should be related to the number of campsites available. **Smalley** stated that the approved site plan should also be amended to show the overflow parking. **Litts** suggested that the Zoning for the district could come into play to regulate the types events allowed and the amount of people allowed to be on the premises.

Fleming stated that if an outdoor gathering permit is issued and there are any problems than another would probably not be granted. **Macyauski** suggested that the SLU could even be revoked. **Litts** wants to do some further investigation into the parking and occupant capacity issues. **Litts** requested that **Smalley** provide copies of the SLU and site plan to the PC members to review.

Fleming made a motion to postpone the decision till the July Regular PC meeting, supported by **Liepe**. All in Favor. Motion carried.

8. Old Business:

- a. Continue update of Master Plan (MP)

Postponed till next month; meanwhile, review what final drafts they have.

9. Administrative reports:

Zoning Administrator – **Smalley** presented her May report

Township Board Representative – **Fleming** reported that the Board had asked the PC to determine if a music event should be allowed as a campground's ancillary use and how frequently this kind of event could occur and still be considered secondary to the primary campground use. There was more discussion about updating the noise ordinance because decibel level does not factor in bass. The Township has also opened the bids for the Township Hall renovations and has received two bids.

ZBA Representative – **Liepe** had nothing to report.

DRAFT

10. Public comment:

Dale **Morgan** asked about Goal # 2 High Quality Community development and rezoning the areas adjacent to the I-196 interchanges for expanded commercial properties, and how that might affect his property. There was discussion about rezoning the Northshore and 109th Ave exits for some sort of a commercial use as long as there is adequate water and sewer facilities. When asked how to stay involved it was recommend to attend the board or PC meetings. When asked if taxes would go up on properties that municipal water and sewer was installed but not connected the general consensus was that it would not raise taxes.

11. Adjourn 8:32 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary