

CASCO TOWNSHIP PLANNING COMMISSION MEETING
Casco Township Hall 7104 107th Ave, South Haven MI 49090

Wednesday, May 21, 2025

6:00 PM

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. 4/16/25 meeting
6. Public hearing – none
7. New Business:
 - a. Any other business that may come before the commission
8. Old Business:
 - a. Jim McManas, McKenna, attend meeting and go over 5.0 Strategic Action Plan; quick go over 1.0 Introduction
 - b. 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 June 18, 2025 6:00PM

Casco Township Planning Commission

Regular Meeting

April 16th, 2025

6:00 PM

Casco Township Hall

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

Members Absent: Ryan **Brush**

Audience: Julie **Cowie**, Mary **Campbell**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:06PM

2. Review and approve agenda:

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

3. Public comment:

Mary **Campbell** - 7174 Ferndell Ave recommended that the PC members attend the Allegan County Housing Summit on April 25th at the Griswold auditorium in Allegan MI.

Julie **Cowie** – 7376 101st Ave. also strongly urged the PC to attend the Housing Summit and suggested that the organizer of the event, Chris Klienjans, be invited to give a presentation at the next regular PC meeting, in May, regarding the housing shortage in the area.

Fleming commented that if zoning wasn't so restrictive this wouldn't be such a problem. **Litts** thought the presentation would be a good idea. **Campbell** stated that she would let Klienjans know that the PC would be receptive.

4. Correspondence –

E-mail from Dave **Campbell** Re: Latest census data below which shows 42% of Casco population is over 60 years of age.

E-mail from Mary **Campbell** Re: Housing Summit/Housing Stock and additional info on senior services, as requested at previous meeting.

E-mails from **Fleming** Re: Incentivizing the preservation of farmland, property rights and takings.

5. Approval of Minutes:

A motion was made by **Fleming** to approve the March 19, 2025 Regular Meeting minutes. Supported by **Liepe**. All in favor. Motion carried.

A motion was made by **Fleming** to approve the March 26, 2025 Special Meeting minutes. Supported by **Liepe**. All in favor. Motion carried.

6. Public Hearing – None

7. New Business – None

8. Old Business:

a. Continue update of Master Plan (MP)

Hecker provided a revised copy of the most updated Drafts of Sections 2, 3, and 4. The Planner is still working on Section 1, the maps, and the Goals and Objectives. **Litts** asked when the McKenna updates could be expected. **Smalley** responded that she thought they would be ready for the May meeting.

Updates to the Future Land Use (FLU) Map were discussed. The possibility of permitting additional uses in various districts was also discussed. **Litts** asked the PC members to drive the community and observe what areas are being used as and what that looks like. **Litts** would also like to have a discussion with South Haven Area Water Sewer Authority (SHAWSA) regarding the possibilities of expanding the municipal sewer and water availability.

9. Administrative reports:

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

Township Board Representative – **Fleming** reported that the Board voted to accept the \$200,000.00 Grant from the State of MI to help with renovations of the Casco Township Hall.

ZBA Representative – **Liepe** reported that there is a front yard setback variance request scheduled for their May 8 2025 meeting

10. Public comment:

Mary **Campbell** commented that she thought the PC had had a good discussion.

11. Adjourn 7:54 pm

Attachments: available upon request

Minutes prepared by:

Draft

Jennifer Goodrich, Recording Secretary

5.0 Strategic Action Plan

"I am going to be building a new home here because I love what you have to offer."

– Future Casco Township Resident

"I feel lucky to live here" – Casco Township Resident

5.1 Public Engagement Summary

Public engagement played a crucial role in shaping the master plan, serving as the backbone of the plan's development, with the content of this chapter being primarily based on public input. Casco Township engaged the public in the following ways:

Community Survey

The bulk of this document is based on public engagement garnered via a community survey, which was launched on June 1st, 2024, and closed on September 20, 2024. The survey consisted of 21 questions, which ranged in type and topic.

The survey was distributed via a Quick Response "QR" code alongside property owners' summer tax bills, resulting in 81 responses. On average the survey took about 10 minutes to complete.

Below is an overview of the survey's responses. For response data, please see **Appendix 6.1**.

Summary

1. **Housing** – Survey respondents indicated overall support for **Accessory Dwelling Units**, **Senior Living Facilities**, **Small Single Family Homes**, and **Medium Single Family Homes**.
2. **Rural Atmosphere** – Many survey respondents wish to maintain the Township's rural atmosphere.
3. **Livability** – Many respondents expect to live in the Township for the next 10 years and believe that housing is available and affordable.
4. **Township Improvements** – Of all the choices proposed for making an improvement, the largest response was to improve transportation options including bike paths and sidewalks.
5. **Future Needs** – There is overwhelming positive support for investing in Township Parks, supporting Agri-tourism, and allowing small scale retail, service and restaurant commercial use.

63-Day Public Comment Period

To fulfill State requirements, Casco Township released its draft to the public for 63 days of review on _____. The Township provided notices to all adjacent municipalities, utility agencies, regional planning bodies, and local stakeholders.

Public Hearing

On _____, the Casco Township Planning Commission held a public hearing. At the public hearing, the Planning Commission received X comments.

5.2 Future Land Use & Zoning Plan

The plan for future land use is focused on ensuring that development and redevelopment occur in a manner that preserves and enhances the existing character of Casco Township. Map X: Future Land Use visually represents the Township’s vision for the future. The map is:

- Used to evaluate development proposals to ensure they do not disrupt the community’s vision.
- The basis for amendments to the Zoning Ordinance, which dictates the exact legal requirements for development across the Township.

Zoning Districts	
AG	Agricultural
RR	Rural Residential
LDR	Low Density Residential
MDR	Medium Density Residential
LR-A	Lakeshore Residential
LR-B	Lakeshore Residential
MHC	Manufactured Housing Community
C-1	Neighborhood Commercial
C-2	Community Business
I	Industrial

In addition, the Michigan Planning Enabling Act requires that a master plan include a Zoning Plan, which explains how the future land use categories relate to the districts on the zoning map. This is described within the future land use categories below.

Future Land Use Category Descriptions

Rural Agricultural – AG, RR, I

The Rural Agricultural future land use category intends to maintain the rural atmosphere with relatively large single-family lots and no expectations of utilities. Residential dwellings are generally on large lots (5 acres or more) and are sometimes accompanied by agricultural use. Dwellings in this area are of extremely low-density. Industrial uses associated with a principal agricultural use and agri-tourism based businesses should be permitted with special conditions.



Lakeshore Estates – LR-A, LR-B

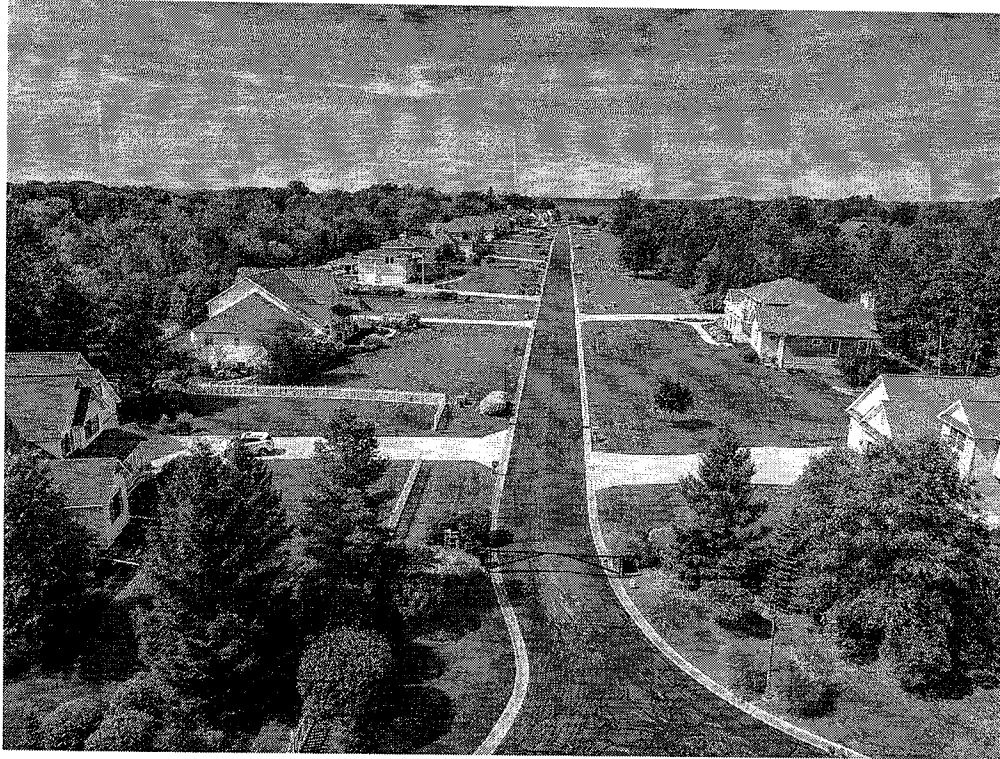
The Lakeshore Estates category is intended for developments between Lake Michigan and the Blue Star Memorial Highway. Much of this area consists of re-vegetated dunes or clay bluffs. A large portion of land is already platted, some platted lots being developed, while others remain vacant. The existing lots are generally small in size, some with seasonal cottages that may be converted over time into year-round dwellings and others already occupied year-round dwellings. In those areas that are already platted, the density of existing development varies significantly. Still, it may be as high as eight dwelling units per acre, even where public sewer is not available. While these existing platted lots must be appropriately recognized through zoning, no new plats should be permitted at such densities. The overall density of new development within this land use category should be no more than 2.5 units per acre where public sewer is available (Area A, or LR-A), and a maximum of one unit per acre without public sewer (Area B, LR-B).

The Casco Township Board has limited municipal water and sanitary sewer infrastructure to a service area south of 107th Avenue and west of Blue Star Highway. For this reason, Area A extends from the South Haven City Limit to the south to 107th Avenue to the north. Area B has a southern boundary of 107th Avenue and extends north to the Township boundary that's shared with Ganges Township.



Low Density Residential – LDR

Suburban-style, single-family residential dwellings characterize the Low-Density Residential land use category. Property within the Low-Density Residential category is intended to have public utilities available, including public sanitary sewers and, where needed, water supply. The lots in this district can be smaller with a maximum density of 3.5 dwelling units per acre.



Medium Density Residential – MDR, MHC

Within the Medium Density Residential future land use category, residential development may have up to 6 dwellings per acre and require public sanitary sewer services. This category permits a variety of moderately intense residential uses such as duplexes, townhomes, and condominiums. Typically, they are not single-family detached dwelling units, though some combination of single-family, multi-family, and condominium development may be appropriate.



(south Haven ^^)

High Density Residential* HDR, MHC

High-density residential development is not fully compatible with the rural environment. Zoning for such areas should be limited to areas served by municipal sanitary sewer and municipal water supplies and hook-up must be mandatory to protect public health. In addition, the character of the community requires that high-density residential development be limited to areas most easily served by existing schools, parks, highways, commercial development, public utilities, and emergency/public safety services. With these conditions controlling, High Density Residential development must be planned for areas along Baseline Road, east of the line of 74th Street extended south and west of the commercial areas fronting on Blue Star Highway and no further north than North Shore Drive, an area of 122 acres. The overall density of this High Density Planning Area shall not exceed 10 dwelling units per acre. Manufactured Housing Communities should be included in this category.

*A zoning district compatible with this future land use category should be considered.

Neighborhood Commercial – C-1

The Neighborhood Commercial future land use category aims to foster small-scale commercial development that will strictly meet the needs of nearby residential neighborhoods only. This land use is designed to provide convenient access to goods and services for locals, reducing the need for longer trips to commercial centers.

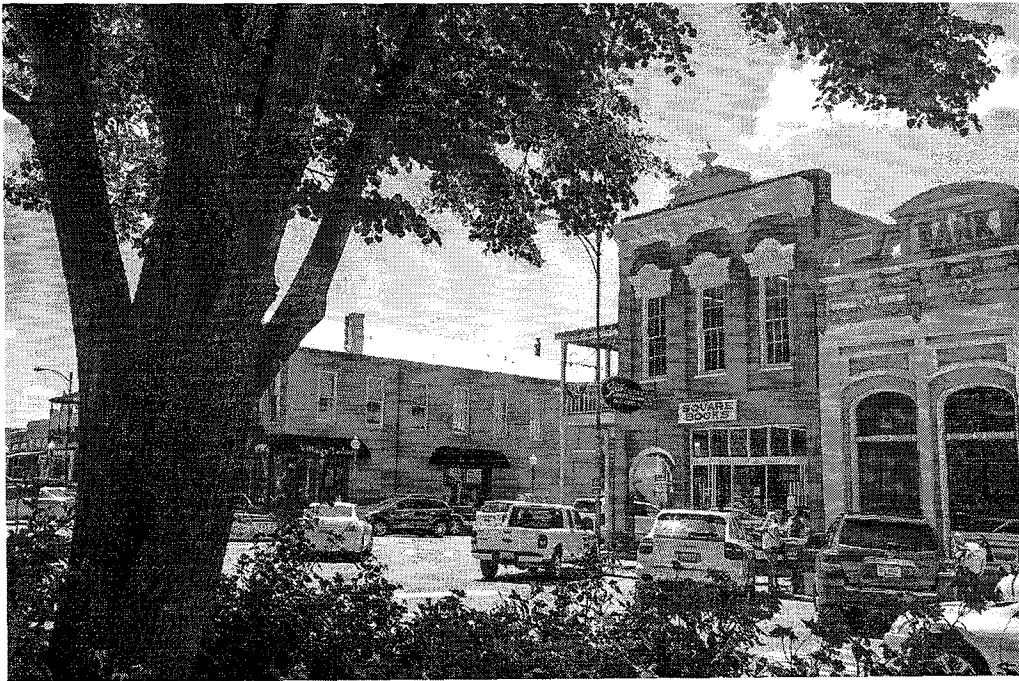
Commercial uses in this district are low to moderate-intensity and are compatible with residential use. This typically includes small shops, small grocers and restaurants, cafes, boutiques, small offices, and professional services. Uses in this district should be pedestrian-friendly, with sidewalks and pathways to ensure easy access for non-motorized traffic. Parking should be adequate, but unobtrusive, with shared or rear-lot parking to maintain the neighborhood aesthetic. Additionally, buildings should be designed to blend in with the area's residential character, using similar materials, heights, and setbacks as the surrounding residential land uses.



Community Commercial- C-2

The Community Commercial future land use category is a land use designation intended to foster vibrant, accessible, and sustainable commercial areas that serve the day-to-day needs of the surrounding community. Such uses as a bank, barbershop, convenience store, pharmacy, and similar businesses of a neighborhood character are envisioned. This category does not intend to permit intensive uses serving a broader regional market area or the highway traveler whose needs are being met elsewhere.

These areas are encouraged to have public spaces such as parks, plazas, and green spaces that serve as gathering places for community events, cultural activities, and leisure activities. Architecture should reflect the community's character and history as a seasonal and agricultural community.



Zoning Plan

Agricultural District

AG

- X
- X
- X
- X
- X

Residential Districts

RR, LDR, MDR, MHC

- X
- X
- X
- X
- X

Lakefront Residential Districts

LR-A, LR-B

- X
- X
- X
- X
- X

Commercial Districts

C-1, C-2

- **Conduct a market analysis to understand the ideal locations for commercial zoning and update the Zoning Map / Future Land Use Map accordingly.**
- **Adjust the schedule of regulations to align with the vision for Commercial Districts outlined in this Master Plan.**
- **Consider the creation of a new Zoning District strictly for car-oriented uses (drive-throughs, vehicle service stations, car washes, etc.) Where are car-oriented uses appropriate? Where should these uses be permitted or prohibited to allow for attractive community gateways while also providing necessary services?**

Industrial District

I

Comment [AA1]: Zoning Plan. McKenna will develop a revised zoning plan concurrent with the review of the Future Land Use Plan. The Zoning Plan will encompass an explanation of the zoning districts aligned with planned land use categories, identification of areas necessitating new zoning districts, locations of overlay districts, and recommended zoning techniques to effectively execute the updated Master Plan. The Zoning Plan will be informed by equitable zoning principles including accessibility, affordability, and inclusivity, while promoting environmentally and economically sustainable practices. The Zoning Plan will also make recommendations for further review and analysis as it pertains to: commercial resorts, alternative energy siting & regulations; local versus general commercial and appropriate locations within the Township; any other items that were brought before the Planning Commission during the Master Plan update process that would have impacts on the community in the next 5, 10 and 20 years.

- **Remove and condense the Industrial District into the Agricultural District as a special land use.** *Special land use standards should include, and are not limited to, the following:*
 - *Increased screening and architectural requirements.*
 - *Guaranteed community benefits (sidewalks, funding toward parks, etc.)*
 - *Any additional standards deemed necessary.*

All Districts

- **Explore and adopt alternative energy siting standards and regulations.** *Which districts are appropriate for alternative energy (solar panels, wind turbines, etc.)?*
- **Inventory and adjust permitted and special land uses to ensure the Zoning Ordinance aligns with the community vision.**
- C
- X

(Insert Future Land Use Map)

5.4 Goals, Objectives, and Action Plan

CALLOUT:

Vision - The vision is a long-term method of seeing a community's future with discernment and foresight.

Goal - A goal is a destination, a final purpose which a community seeks to attain in certain categories. It is a broad, general statement focusing on part of the vision.

Objectives - An objective is a means to accomplish the Goal. It may be very specific or detail a future action that should be undertaken.

Vision:

Casco Township seeks to preserve its rural agricultural and vacation community character while supporting the needs of seasonal and year-round residents by maintaining agricultural heritage, enhancing recreational and natural areas, and providing essential services.

(insert image)

CALLOUT:

The goals and action plan in this chapter are designed after the **S.M.A.R.T. Goals** framework, which consists of the following:

S – Specific: Clearly define what the Township wants to achieve. The goal should be unambiguous and easy to understand.

M – Measurable: Establish criteria for measuring progress and determining when the goal has been achieved.

A – Achievable: The goals and objectives are realistic and attainable within the Township's current resources and restraints.

R – Relevant: Goals, objectives, and action items should be pertinent and aligned with broader objectives or long-term plans. The Township is informed by the background of this plan, public participation, and a review of previous goals and objectives.

T – Time Bound: Set a clear deadline or timeframe for achieving the goal to motivate action. In this plan, timelines are within the action plan, with specific timelines ranging from 0-2 years to 5 or more years.

Goals & Objectives

GOAL #1 Protect Rural Character

Accommodate growth in housing and population without sacrificing the rural character of the Township or the quality of the natural resources

- Objective 1a** Open Space Design, Cluster Development, and Sliding Scale Land Division should be encouraged for the natural protection of open space.
- Objective 1b** Reinforce the rural identity of the Township as new residential development and/or redevelopment occurs in the Township.
- Objective 1c** Educate property owners and the public at large about the importance of preserving open space and land conservation practices.
- Objective 1d** Limit higher density residential development to those areas planned for those uses and are served by public utilities such as the area west of Interstate 96 and south of 107th Avenue.
- Objective 1e** Adopt local regulations such as overlay zoning to preserve significant natural features in the Township including floodplains and the natural features on the beach and bluff.

Protect existing agricultural areas and farmland in the Township.

- Objective 1f** Support efforts to preserve farmland through Purchase of Development Rights programs, PA 116 applications, and other farming preservation programs.
- Objective 1g** Allow value added agricultural related uses and agritourism options to enhance the incomes of farm families without developing the property.
- Objective 1h** Identify areas of prime farmland and farms of local importance to prioritize preservation efforts
- Objective 1i** Allow for small scale business and home occupation options in the Agricultural and Rural Residential Zoning Districts

GOAL #2 High Quality Community Development

Encourage a Balance of Residential and Agricultural Land Uses.

- Objective 2a** Techniques such as Open Space Design or Cluster Development should be encouraged when residential development occurs in Agricultural areas to mitigate the impacts on agricultural uses
- Objective 2b** Concentrate the growth of higher density residential sites to those specific areas best suited to support that use and that will not reduce agricultural use or rural character.
- Objective 2c** New Residential development will encourage the use of natural storm water management techniques in the site design.
- Objective 2d** The Township will encourage the limited development of Mixed Middle housing types such triplexes, quadplexes and others in the areas of the Township served by public utilities.
- Objective 2e** The responsible development and management of Short-Term rental housing will be supported and regulated by the Township.

Promote commercial development in targeted areas.

- Objective 2f** Encourage small scale commercial retail and service businesses that complement and serve the needs of the community.
- Objective 2g** Direct more intensive commercial development to the South Haven area where commercial land use already exists and support infrastructure is present.
- Objective 2h** Support potential highway commercial expansion adjacent and near to the two interchanges of 1-96.

GOAL #3 Public Resources and Infrastructure

Encourage new development to those areas where public infrastructure is available or planned.

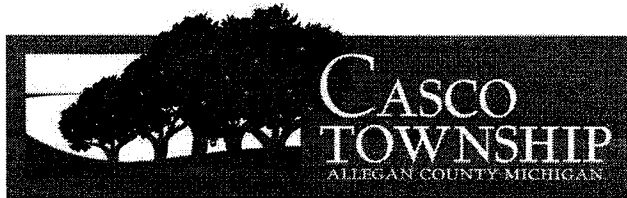
- Objective 3a** Support and limit the utility service area to that area defined as west of I-96 and south of 107th Avenue.
- Objective 3b** Encourage the extension of utilities as a pre-requisite to more intensive development with the utility service area.
- Objective 3c** Coordinate with the Allegan County Road Commission for road maintenance and improvements and prioritize funding road improvement projects in the utility service area to support development.
- Objective 3d** Provide coordination between the water/sewer service area and the zoning map in order to ensure that the zoning ordinance does not hinder development and that public investment in the utility is not overextended
- Objective 3e** Support the development of alternative energy generation for individual properties and utility scale energy production

Plan to provide for, maintain and expand public parks, trails, and community space

- Objective 3f** Seek funding to re-establish access to and improve the Township owned land along Lake Michigan.
- Objective 3g** Collaborate with Allegan County, The State of Michigan and other resources to develop the Blue Star Linear Trail.
- Objective 3h** Improve and maintain community resources and open space including the Casco Twp Nature Preserve and the Township Hall property.
- Objective 3i** Maintain opportunities for active and passive recreation in the Township by implementing key aspects of the Parks and Recreation Plan and by establishing site development standards related to non-motorized transportation that complement existing and planned community recreational facilities.

Master Plan 2040

Adopted: _____



Acknowledgments

We extend our deepest gratitude to everyone who contributed their time, expertise, and insights into the development of this plan. Special thanks go to our dedicated team members, visionary leaders, supportive stakeholders, and the vibrant community whose invaluable input has shaped Casco Township's vision.

BOARD OF TRUSTEES

Allan W. Overhiser, Supervisor
Cheryl Brenner, Clerk
Kenny Clevenger, Treasurer
Dan Fleming
Paul Macyauski

TOWNSHIP STAFF

Tasha Smalley, Zoning Administrator

PLANNING COMMISSION

Andy Litts, Chair
Dan Fleming, Board of Trustees
Diane Liepe, Zoning Board of Appeals
Kelly Hecker
Ryan Brush
Irene Wood

Plan prepared by:



MCKENNA

Kyle Mucha, AICP – Project Manager
Ashley E. Amey, NCI – Project Planner
Maya Baker – GIS Specialist
Callie Garrett – Graphic Designer

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1.0 Introduction



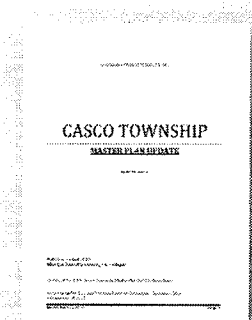
1.1 Introduction and Purpose

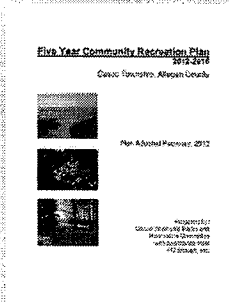
The Casco Township Master Plan will serve as a guide for the future development of the Township. The document is intended to provide residents, property owners, and businesses a reasonable expectation of the future development and growth envisioned for the Community and will provide a basis for Township investments in infrastructure and other township necessities to attain that vision.

The Master Plan will be the basis for Township officials in land use, development, farmland preservation, and capital improvement decisions and will serve as the legal foundation for the Zoning Ordinance. Any future amendments to Zoning will need to be based on this Plan.

1.2 History of Planning in Casco Township

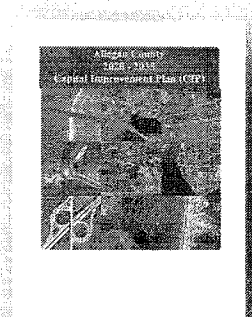
Casco Township has been administering Planning and Zoning for nearly 50 years. During that time, the township has adopted three (3) Master Plans. The most recent plan was adopted in 2012 and was intended to serve the community for 10 years. This plan was an update to the initial 2005 Master Plan and included different sections on topics including farm preservation, density, utilities, and more. Since then, events have occurred on the local, regional, and national levels that reframe how the Township will approach its Master Plan Update.



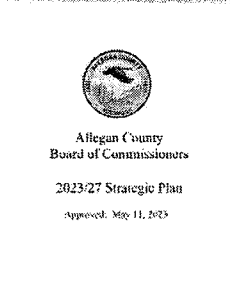


Casco Township also has a very active Parks and Recreation Commission, and they have developed a separate Parks and Recreation Plan. The Parks and Recreation plan was last updated in 2012 and allowed the Township to be eligible for Michigan Department of Natural Resources (MDNR) grant funding from the 2012-2016 time period. This plan will need to be updated in order to be eligible for any funding for current Parks and Recreation priorities.

In creating this plan, the Master Plans and Parks and Recreation Plans of neighboring communities were consulted when determining the content and implementation of this plan. Allegan County has a couple of documents that could impact the townships. The County Parks and Recreation Plan identifies the improvements that will be initiated by the County for its facilities. Allegan County will be adopting a new plan in 2025 to serve the County through 2029. One of the projects identified in the new plan is the Blue Star Linear Trail connecting South Haven with Holland through Casco Township. Coordinating with Allegan County may be beneficial to the Township as they look to improve their Parks and Recreation facilities.



In addition the Parks and Recreation Plan, Allegan County has also adopted a Capital Improvement Plan and A County Strategic Plan. A Capital Improvement Plan (CIP) provides a framework for documenting long-range strategies for each significant County-owned asset. It also presents a framework for developing a long-term financial plan to ensure the County can sustain its assets while maintaining financial stability. Though reviewed and updated each year, this plan forecasts capital projects and expenditures for the next 15+ years. Every 5 years, the plan undergoes review and reprioritization culminating in a new 15-year forecast window. The 2023 strategic plan outlines the mission, vision, values, goals, strategic priorities, objectives, tasks, and measurements that the County will use as guidelines for decision-making for the next five years.



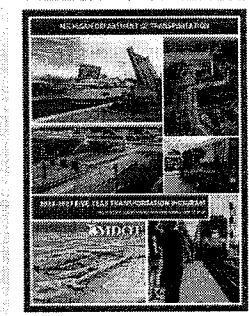
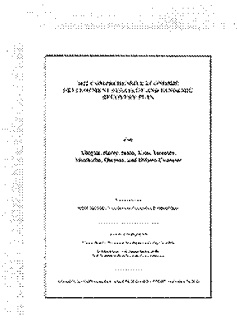
The Township must also review any Planning documents from the communities that abut its borders to ensure that community planning efforts coordinate with the adopted plans of the neighboring jurisdictions. For Casco Township, the neighboring communities are: Ganges Township to the north, Lee Township to the east, and Geneva Township, South Haven Township and the City of South Haven to the south. Neither Geneva nor Lee Townships have existing Master Plans, while Ganges Twp adopted a new plan in 2023, South Haven Twp in 2024 and the City of South Haven in 2018. Of these, coordination with the City of South Haven is most imperative since the most dense development in the Township is adjacent or near the City boundary.

The State of Michigan also promotes planning through its Regional Planning Commissions. Allegan County is included in Region 8, the West Michigan Regional Planning Commission (WMRPC). The WMRPC is a valuable resource to the Township, as it undertakes planning in

several fields including transportation, economic development, land use, and recreation. It acts as a regional forum to share ideas and develop regional solutions to problems and issues such as the Blue Star Linear Trail.

Additionally, the State of Michigan and the WMRPC have a variety of documents that contribute to Casco Township's decision-making. These include:

- **Comprehensive Economic Development Strategy (2022)** The Economic Development Strategy acts as a guidebook for the region for its economic and community development in five year increments and prioritizes the funding of economic development projects within the region based on the plan. Any Economic Development or infrastructure projects that will potentially need additional funding will need to be shared with the County so that they are included in future versions of the Strategy.
- **Michigan's Statewide Housing Plan (2022)** This statewide housing plan serves as Michigan's first housing plan. It acknowledges Michigan's challenges, but also its assets. It frames how Michigan creates housing stability for all residents through data, education, programming, investment, collaboration, inclusion, and equitable processes. Based on this plan, the State has made housing a mandatory component of all new Master Plans.
- **Michigan Department of Transportation 5-Year Transportation Program (2024)** The Michigan Department of Transportation (MDOT) Five-Year Transportation Program (5YTP) is a state-required document that presents a high-level overview of planned investments in transportation programs and projects over five years. Produced annually, each 5YTP overlaps across a four-year interval, while adding a fifth year of projects. This document provides information on revenues, investments, performance measures, and projects for the five years spanning 2023-2027. The 5YTP covers all components of the transportation network for which MDOT is responsible. This includes highways, bridges, bus, rail, aviation, marine, and active transportation.



1.3 -Components of The Master Plan

1. This Master Plan incorporates a planning process that is inclusive of the input of the community, its stakeholders, and municipal leadership, developed to provide insight into the future of the Township and a road map to achieve its vision. This Plan aims to garner the collective experiences and realities of residents and consolidate the community opinion and observations into a digestible and comprehensive plan to guide Casco Township forward.
2. This inclusive planning process includes the collection of data from the community, stakeholders, and Township officials by reviewing existing plans and studies, holding community meetings and events, and developing a measurable action plan. This inclusive and robust public planning process was necessary in order to craft a plan that is representative of the community and where its implementation will be supported in the coming years.
3. The following summary describes what each of the Chapters in this plan will include.
 - a. **Chapter 2:** The *Community Profile* dives into the Township's physical development pattern and offers a contextual demographic analysis, comparing the community to the larger region and the State of Michigan. An inventory of existing land use is also presented. This background information was analyzed to identify important characteristics, changes, and trends occurring in Casco Township.
 - b. **Chapter 3:** *Natural Systems* is a continuation of existing conditions within the Township but with an emphasis on the natural environment. Maps and data presented in this chapter help inform the Township on how it should move forward with environmental and land use policy, alternative energy, and the impacts of climate change.
 - c. **Chapter 4:** *Transportation, Infrastructure & Mobility* focuses on the functionality of Casco Township. This chapter acts as a "check-up" to understand the overall health of the Township, helping understand the bones and circulatory systems that support the well-being of the Township.
 - d. **Chapter 5:** The *Strategic Action Plan* describes the public engagement process and summarizes the input the Township received. This describes how and why of the remainder of Chapter 5. Using the gathered input, the remainder of the *Strategic Action Plan* examines the commentary received and establishes Casco Township's vision and goals.
 - e. **Chapter 6:** *Action Plan*. This document concludes with a plan for the implementation of the identified goals and objectives. The *Strategic Action Plan* (Chapter 5) details short-, mid-, and long-term action plans, offering a checklist of what projects, policies, and efforts are to be accomplished through the life of this plan. The Future Land Use Map, Housing Plan, and Zoning Plan are also detailed in Chapter 5, which specifies the intent and location of where various types of future development can be accommodated within the community.

f. Plan Completion & Adoption

- g. On [REDACTED], the Planning Commission formally recommended to the Casco Township Board of Trustees that the draft plan be released to the public for 63 days of review. The Township provided notices to all adjacent municipalities, utility agencies, regional planning bodies, and local stakeholders. The Township Board then authorized the release of the draft Plan at their regular meeting on [REDACTED]. The draft Plan was available at the Clerk's office on the Township's website from [REDACTED] to [REDACTED]. On [REDACTED] the Planning Commission held a public hearing on the final Plan. Following the public hearing, the Commission voted to adopt the Plan.

Itemized Zoning Report: Casco Township

Date		April 2025 (1 of 2)		Time
4/1	Office hours			2
4/2	Richard, v/1 60 th St, 024-026-00, regs new dwell and pole barn			.25
4/8	Office hours			2.5
4/9	Kristen Schultz, 6737 Baseline, 033-023-12, land div regs			.25
4/9	Kaleb Filbrandt, 6761 Baseline Rd, pole barn regs			.25
4/11	PC agenda packet 4-16			.25
4/11	DAMIANA ANDONOVA 102 nd Ave 02-126-005-00			.25
4/14	Rick Leland , setbacks for corner lot sunset shores			.25
4/14	Andrew Wyman, setbacks Miami park			.25
4/14	Aaron, Weirgreen Landscape, 7376 Pinnacle, setbacks and/or permitting for a patio at grade			.25
4/14	Nicole LaCroix, parcel for sale on MacBeth, buildable regs			.25
4/15	Office hours			2
4/15	Andrew Wyman, property for sale, 319-008/009-00; lots of build regs, corner, min dwell			.5
4/16	Cindy Compton, client owns property Adams, 610-001-01,02,03, land div regs			.25
4/16	April, Obbink Builders, 7117 Maple, fence regs			.25
4/16	PN for zba meeting 5/8			.25
4/16	PC meeting			2
4/17	Tim 7348 Lakebridge, shed regs			.25
4/18	300ft notice zba 5/8 (32)			1
4/18	Brian Timmer, 15 Mabel Dr, submitted site plan does not meet the required setback. Need to amend plans			.25
4/18	Mick, VanHuckeulem bldrs, 1182 Hickory, setbacks for new res			.25
4/21	Eric Melton, realtor, 529 68 th St, land div regs, 29 acres			.25
4/21	Joyce Petter, 500 blue star, how to divide property, private road regs			.25
4/22	Office hours			2.25
4/23	Julian, old MacIntosh, what can do with property questions. Not sure what want to do with property			.25
4/23	Gary Hardina, vacant land Lake Mich, 074-001-30, easement questions; super old easement now Highfield Beach			.5

Casco Township, Allegan County
7104 107th Ave
South Haven MI 49090
269-637-4441

Quarterly and Annual Operations Report

The Casco Township Planning Commission approved a Special Use Permit application for a Removal of sand/gravel project on the parcel V/L 68th Street 0302-020-002-00. Quarterly and Annual reports are required to be prepared by a Michigan registered professional engineer and submitted to the zoning administrator and the Planning Commission as stated in Section 15.03DD#4e of the Casco Township Zoning Ordinance.

Name: Lubbers Farms Phone: 616-836-2015

Address: 11305 E Lakewood City: Holland Zip: 49424

Site Address: V/L 68th Street Parcel # 0302-020-002-00

Name of Project: 68th Pit Dates of Operation _____ to _____

**Quarterly reports are based upon calendar year Jan 1 to Mar 31 Apr 1 to June 30;
July 1 to Sept 30; Oct 1 to Dec 31 *** Annual report include totals Jan 1 – Dec 31

1. Number of vehicles that have left the site with (sand/gravel) materials: 70
2. Total cubic yards removed: 9,695
3. Current status of operations on the site:
 1. Any difficulties encountered in day-to-day operation?
No
 2. Any reclamation done within this time frame? Describe in detail:
No
 3. Is this the last quarter of operation for this project? No
 4. Reclamation Material Report. _____

Note: Mining permits are to be reviewed by the Planning Commission on a quarterly and annual basis. Return this form to the zoning administrator within 10 days from the end of the quarter and end of year even if no materials were removed. Failure to file this report in a timely manner may result in revocation of the Special Use Permit.

I (authorized engineer) certify that this is an accurate representation of the operations for the time stated.

Authorized Signature: Charles R. Redmond, Jr. Date: 04-18-2025

Mail completed form to: _____ or email completed form to:
MTS – Allegan mtsallegan@frontier.com
111 Grand St, Allegan MI 49010

 **a&lgreatlakes**
LABORATORIES
Scientists who don't mind getting dirty.™

Date Received: 05/01/2025
Date Reported: 05/05/2025

Page: 2 of 2

Sample ID: OSULLIVANBLD Lab Number: 50312

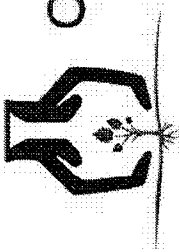
Soil Test Results														
Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		CEC meq/100g	Cation Saturation				
	Bray-1 Equiv ppm	Bray P2 ppm					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
0.4	5		36	265	2250		8.3		13.6	0.7	16.3	83.0		
Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts (1:2) mmho/cm	Nitrate NO ₃ -N ppm	Ammonium NH ₄ -N ppm	Bicarbonate-P P ppm	Chloride Cl ppm	Aluminum Al-M3 ppm			

	P1	P2	K	Mg	Ca	S	Zn	Mn	Fe	Cu	B	
Very High												Very High
High												High
Medium												Medium
Low												Low
Very Low												Very Low
	P1	P2	K	Mg	Ca	S	Zn	Mn	Fe	Cu	B	

[illegible]

Report reviewed and approved by our professional agronomy staff.

Report Number
F25121-0244
Account Number
21028



a&lgreatlakes
LABORATORIES
Scientists who don't mind getting dirty™

3505 Conestoga Dr.
Fort Wayne, IN 46808
260.483.4759
a@greatlakes.com

To: DE BRUVN SEED INC
101 E WASHINGTON AVE
ZEELAND, MI 49464-1225

For: LUBBERS FARMS LLC
616-836-2015

Date Received: 05/01/2025
Date Reported: 05/05/2025

Field: 68TH

Sample ID: DAPLE&ASSOC Lab Number: 50311

SOIL TEST REPORT

Page: 1 of 2

Soil Test Results														
Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		CEC meq/100g	Cation Saturation				
	Bray-1 Equiv ppm	Bray P2 ppm					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
0.6	1		41	275	4100		8.3		22.9	0.5	10.0	89.5		
Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts (1:2) mmho/cm	Nitrate NO ₃ -N ppm	Ammonium NH ₄ -N ppm	Bicarbonate-P p ppm	Chloride Cl ppm	Aluminum Al-M3 ppm			

Graphic Summary

Very High														Very High
High														High
Medium														Medium
Low														Low
Very Low														Very Low
	P1	P2	K	Mg	Ca	S	Zn	Mn	Fe	Cu	B			

Soil Fertility Recommendations

Intended Crop	Yield Goal	Previous Crop	Lime Tons/A	Nitrogen N lb/A	Phosphate P ₂ O ₅ lb/A	Potash K ₂ O lb/A	Magnesium Mg lb/A	Sulfur S lb/A	Zinc Zn lb/A	Manganese Mn lb/A	Iron Fe lb/A	Copper Cu lb/A	Boron B lb/A

Report reviewed and approved by our professional agronomy staff.

0302-020-002-00

[illegible]