

DRAFT

Casco Township Board of Trustees
Minutes, Regular Board Meeting
Monday, July 21st, 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. 15 guests in attendance.

Absent: None

Annual Report from ACLAC (Allegan County Legal Assistance Center): Linda Teeter, Director for the Allegan County Legal Assistance Center spoke to the Board about the renewal of the townships agreement with the Center, which is a 501C3 non-profit organization. The ACLAC was founded to assist patrons who need legal assistance to effectively represent themselves with civil matters in Allegan County courts. Teeter provided reports on participation numbers from Casco Township and the County as a whole. Since opening on July 31, 2012, ACLAC staff have assisted over 32,000 patrons. The ACLAC is celebrating 13 years of service in the community with a celebration with music, food and cash bar on September 23, 2025, from 5:30-8:30PM. The Agreement for Casco Township for the 2025/2026 fiscal year for \$3000.00. A motion was made by Ridley to approve, supported by Campbell. All votes in favor.

SHAES: Jim Quinn from South Haven Area Emergency Services reported that the department has seen 51 calls this month; 25 being EMS calls and 26 being fire calls for Casco Township. The department is grateful for two new members on board: Amanda Quinn and Jake Moulder. They currently have two grass trucks being prepped and almost ready to put into service. The department continues to look at replacements for the boat, but they have yet to find what they are looking for. Quinn also reported that they are hoping to add an auto load stretcher to Squad 3, they are striving for 3 person staffing at all times and that dive and ladder training has been taking place the past month. The August Board Meeting for SHAES will discuss millage adjustments to meet the changing needs of the community and department. Station 3 has building needs that need to be discussed in terms of increasing space for extra people. Maintenance continues on the fire boat, squad 2 and collision repair on squad 3. Lastly, the department received two donations recently: one for \$5,000 from Tris4Health from the 5K triathlon and the second from Grid Life for \$5,000 as well. Both donations will go towards new jaws of life for the department.

Public Comment:

Clerk: Clerk Ridley presented the regular meeting minutes from the 6/16/25 Meeting to the board for approval. Motion was made by Clevenger to approve, supported by Fleming. All votes in favor. Ridley also presented the meeting minutes from the 6/16/25 Special Meeting to the board for approval. Motion was made by Clevenger to approve, supported by Fleming. Ridley then presented the meeting minutes from the Special Meeting on 6/23/25. Motion was made by Clevenger to approve, supported by Fleming. Clerk Ridley asked the Board's approval for lodging for her and Deputy Clerk, Kathy Stanton to attend the Election Conference in Lansing on September 2-3, 2025. The conference itself is free, but the cost of lodging will be \$221.48 each. Motion was made by Clevenger to approve, supported by Fleming. Clerk Ridley reminded the Board and public attendees of the upcoming Election

for Fennville School District on Tuesday, August 5th, 2025. Ridley reported that she met with her Election Commission last week on July 15th and provided her list of Election workers who will be working the Election. Reminders were also given about the Public Accuracy Test that is scheduled to take place Tuesday, July 22nd at 10:00 AM at the Ganges Township Hall, alongside Ganges, Lee and Clyde Townships. Lastly, Clerk Ridley made a motion to approve the purchase of a new laptop set up with a remote desktop for Deputy Clerk Kathy Stanton to help make work at home easier and more accessible, helping the Clerk's office to stay better up to date specifically on additions to the website like minutes, meeting agendas and notices, etc. As of the meeting, the Clerk's office had not yet heard back from our Technology Company, VC3 with an exact quote so after looking at similar purchases in the past the request was to purchase a laptop with remote desktop station not to exceed \$1500.00. Clevenger questioned the possibility of getting something for under \$1000.00. Discussion was had on the past laptop purchase, which was over \$1000 for just the laptop, not including tax or set up to the remote desktop. Motion made by Ridley, supported by Clevenger. All votes in favor.

Treasurer: Clevenger presented the balances on all funds as of 6/30/25.

- 101 General Fund \$1,690,865.44
- 204 Road Fund \$1,017,295.57
- 206 Fire Fund \$364,625.33
- 207 Police Fund \$117,727.26
- 208 Parks & Rec. \$308,301.30
- 209 Cemetery \$102,420.26
- 290 Senior Serv. \$84,167.67
- 703 Current Tax Collection \$44,000.00

Clevenger made a motion to approve check #'s 29859-29899 in the amount of \$281,804.74. Support by Campbell. All votes in favor.

Treasurer Clevenger also reported that credit card payments are up and running except for a few hiccups getting started. Clevenger reported that the recent CDs set up by the Township were recently renewed and so far, have made the Township \$6,000.00. Clevenger mentioned that Clerk Ridley is talking with Sturgis Bank about comparisons on interest rates and the possibility of switching the general fund from Huntington Bank to Sturgis Bank. Clerk Ridley noted that she did reach out but has not received any information back yet or made any decisions about switching.

Planning Commission the Planning Commission met on July 16th with the main discussion being Ancillary Use, related to the Domes specifically. Trustee Fleming reported that the Planning Commission decided that The Domes must stop all advertising on music events UNLESS given approval by the Planning Commission directly. Moving forward, The Domes will require a revision of the Special Use Permit. This Planning Commission will go through every item requested and approve each ancillary use, one by one. Essentially this is starting over with a new Special use Permit. The Planning Commission will meet again in September. There will be a Public Hearing on this to come in the future. A letter from the Township Attorney will go out on Tuesday, July 22nd to Missy Fojtik at The Domes to notify her that action could be taken against her if she does not abide by what has been

requested of her. Fleming also noted that discussion is still taking place on the Master plan and Industrial Zoning.

Parks & Recreation Trustee Campbell reported that we still do not have a plan from LRE in terms of a plan for beach access, but work continues between the Parks Committee, LRE and the DNR to get a plan in place so that fundraising may begin. Campbell made a motion to approve the addition of a high/low water fountain to go in at the Casco Nature Preserve with a cost not to exceed \$3,000.00. Supported by Clevenger. All votes in favor. Campbell also noted that the request for Allegan County Community Foundation should be put on hold as we await the plan on beach access and the need for fundraising. Clerk Ridley inquired about the placement of the picnic table that was delivered and is currently on the corner of the parking lot. Campbell will talk to the committee about getting the table placed where they want it. Campbell also reminded the Board of the old table and benches that will need to go to the dump as we clean out the garage and red barn. Supervisor Overhiser passed on two compliments he had received on Brian Ridley's work at the Park from Judy Graff and Debbie Wilson.

Senior Advisory Committee: Senior Advisory Committee Chair, Linda Teeter reported the following participation numbers in June for seniors in Casco Township: 26 unduplicated residents participated at the Casco Township site and 189 residents participated at the South Haven site. 202 activities were enjoyed here in Casco by our Seniors and 1,584 in South Haven. There are currently 375 active Casco Township members. Trustee Campbell commented on some Allegan County Senior dates that should be noted September 9th will be Senior Day at the Allegan County Fair where breakfast will be served by the Allegan Commission on Aging. Also, on October 23rd there will be a Veterans event providing breakfast, lunch and lots of surplus gear like boots, coats, etc. Campbell would like to see these dates added to the website for availability to our Casco Seniors.

SHAWSA At the last meeting, the 2025/2026 Budget was passed. Supervisor Overhiser provided the Drinking Water Quality Report containing information about where our water comes in accordance with the Safe Drinking Water Act. This also will be added to the website for Casco Township.

OLD BUSINESS:

Noise Committee Report: The Noise Committee has met two times. The first meeting contained lots of public comments and analyzed the shortcomings of our current noise ordinance. The second meeting focused on the Lee Township Noise Ordinance which the committee felt was very sensible for many reasons. One of those reasons being consistency in law enforcement in the County. This would also do away with the decibel system that is currently not working. This ordinance basically defines the daytime and nighttime hours along with what a loud noise is. The standard in this is a loud sound is one that can be heard from greater than 25 feet from the property line within the nighttime hours and with daytime hours, greater than 50 feet from the property line. There are exceptions for agricultural equipment, lawn mowers, etc. Overhiser presented the Lee Township Ordinance to the Board for review before the next meeting where the Committee will provide us with their final draft of what the new noise ordinance might look like.

NEW BUSINESS:

Outdoor Gathering Permit: After our recent experience with the Outdoor Gathering Permit, Supervisor Overhiser feels that our Outdoor Gathering Permit could use some revision. He is concerned with those who want to get multiple permits each year. The thought is that we should limit the number of permits a person is allowed to ask for and limit who can ask for special use permits. Supervisor Overhiser would like the Board to look over our current ordinance and start looking ahead at changes that should be made, thinking specifically about recent events. Public comments were heard on concerns with Missy Fojtik's attitude that she can do whatever she wants on her property. Neighbors inquired about what their expectations should be moving forward; specifically with the event at the Domes planned for August 2nd. Supervisor Overhiser reiterated that Missy Fojtik has been warned that she is not prohibited from having events with music, but she is prohibited from advertising these events. The public commented that Missy's attitude is that she does what she wants and asks permission later which is what concerns her neighbors. Discussion was had on possibly having an annual review of the Special Use Permit to allow the Township to make sure that The Domes are acting in accordance with their permit to maintain that permit for the future.

Casco Millage Rate Resolution: The following millage rates are proposed for the 2025 Winter Tax Bill for Casco Township:

• Operating	1.0435
• Roads	1.4277
• Roads (2)	0.9966
• Fire	2.2000
• Parks & Rec.	0.2437
• Ambulance	0.6500
• Senior	0.2491
• Van Buren. Senior Mill.	0.2491
• Police	0.3340

A motion was made by Clevenger to adopt the resolution, supported by Campbell. Roll Call Vote: Campbell, yes. Overhiser, yes. Ridley, yes. Clevenger, yes. Fleming, yes. All votes in favor.

Allegan County Sheriff's Department Agreement: Prior to this year, we paid for the Sheriff's car for Casco Township and 75% of the cost of the Deputy. With this new agreement, we would be required to pay 100% of the costs of the Deputy and the car will be picked up by part of the contract. The benefit of changing how this is done is primarily for grant opportunities that other municipalities might be interested in pursuing. The numbers are very similar but just the billing is done differently. A motion was made to approve this agreement by Fleming, supported by Campbell. Roll call vote, Clevenger, yes. Fleming, yes. Overhiser, yes. Campbell, yes. Ridley, yes.

Hall Renovation-Exterior Painting: Hall Builders provided us with the proposed change #2 for Exterior Painting of the north, south and west exterior elevations to cost \$7,636.00. Clerk Ridley inquired about the gable at the East end of the building, and it was discussed that we will decide on that after a color is chosen and we know if it will for sure need painted. A motion was made by Clevenger to approve this change and to also designate

the current renovation committee to pick the colors for exterior paint, supported by Ridley. All votes in favor.

Tree work at Stuller Cemetery: There is a large, dead pine tree at Stuller Cemetery overhanging very old graves with no vaults. Our only access is through the neighbor's asphalt driveway. Supervisor Overhiser tried to get another quote but has not been able to do that. Trustee Fleming has experience at the Cemetery and a good working relationship with the neighbors so Overhiser would like to see Flemings Tree Service take care of this tree for the quoted price of \$3,375.00. A motion was made by Clevenger to approve, supported by Ridley. Roll call vote, Overhiser, yes. Clevenger, yes. Campbell, yes. Ridley, yes. Fleming, abstain.

Trustee Campbell brought up the Short-Term Rental ordinance and said that she would like to see a late fee applied to those who do not get their applications to us on time or the possibility of an incentive to get their applications turned in early in the year. She would like to see this discussion added to a future agenda for discussion. Overhiser let her know that we do have a late fee for those individuals but liked the idea of discussing an incentive.

Public Comment:

- A resident inquired about the current reappraisals beginning in Casco Township. Supervisor Overhiser reiterated that they will not be coming inside the home and that technically you do not have to allow them on your property. Clerk Ridley let the public know that you can find the pictures and information for those appraisers located on the bulletin board in the lobby here at the Township Hall.
- Dave C. commented that the STR list came out late and he does not feel that it is fair to those who do not rent in Casco Township. He wants to see things tightened up on late STR's.
- A resident commented that Missy at The Domes is completely disregarding the requests of the Township's Planning Commission. These events are still happening, and she is advertising through other entities on Facebook and Instagram. There are still multiple musical events planned and advertised through third party people.

Adjournment A motion to adjourn was made by Clevenger at 8:55pm. Supported by Ridley. All votes in favor.

Rachel Ridley
Casco Township Clerk