

**CASCO TOWNSHIP PLANNING COMMISSION MEETING**  
**March 19, 2025**  
**6:00 PM**  
**Casco Township Hall 7104 107<sup>th</sup> Ave, South Haven MI 49090**

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. 2/19/25 meeting
6. Public hearing – none
7. New Business:
  - a. Any other business that may come before the commission
8. Old Business:
  - a. Jim McManus, McKenna (*Kyle is not able to attend*) attend meeting to go over; Goals and Objectives, future land use boundaries (map) and future land use categories,
  - 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 April 16, 2025 6:00PM*

**Casco Township Planning Commission**

**Regular Meeting**

**February 19, 2025**

**6:00 PM**

**Casco Township Hall**

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

Members Absent – Kelly **Hecker**, Irene **Wood**

Audience: Missy **Fojtik**, and her Attorney Michael Brown, Julie **Cowie**, David & Mary **Campbell**, Allan **Overhiser**

1. Call to order: Meeting was called to order by Chairman **Litts** 6:04PM

2. Review and approve agenda:

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

3. Public comment:

Mary **Campbell** asked if the Master Plan Survey results were available. **Smalley** responded that she would have the clerk post them on the Township website.

4. Correspondence:

Julie **Cowie** had sent **Litts** a message regarding the positive feedback she had on her Casco Township News Facebook page about Daydreamer Domes seeking a Class C Liquor License. **Overhiser** also commented that he had received about 5 comments from residents that were in favor of the idea.

5. Approval of Minutes: A motion was made by **Fleming** to approve the January 15, 2025 Regular Meeting minutes. Supported by **Liepe**. All in favor. Motion carried.

6. Public Hearing – None

7. New Business – None

8. Old Business:

a. Daydreamer Domes – 397 Bluestar Hwy. Missy **Fojtik** brought her attorney to the meeting to answer any questions the PC might have. **Smalley** reported that **Fojtik** wants to apply

for a Resort Economic Development License. Attorney **Brown** explained the differences between the existing carry-out license and the proposed Class C license.

The PC agreed that the Ancillary use meets the Ordinance requirements. **Litts** stated that after looking at the original Special Land Use (SLU) approval and that meeting's minutes that this was the plan all along. **Fleming** made a motion to recommend that the Board approves **Fojtik's** request to apply for the Class C License. Supported by **Litts**. All in favor. Motion carried.

b. Continue Master Plan (MP) Update:

**Smalley** has been in contact **Mucha**. She told him that the PC has been reviewing his draft page by page and have made it through Sections 1-3 and will send the requested changes so that he can make the changes. The PC has not reviewed Section 4 yet but **Hecker** has provided a red-line document with numerous proposed changes. It was decided to Table the Section 4 Review and set up a workshop meeting on March 26<sup>th</sup> at 6pm to go over it and other parts of the MP draft.

**Litts** requested a list of items **Mucha** would like to discuss at the Wednesday 19, 2025 meeting. **Smalley** explained that he would like to go over the updated Goals & Objectives, Future Land Use (FLU) Map and Categories

c. Draft text Minimum Dwelling size. A 24' x 24' = 576 Sq. ft. minimum was discussed. Still need to review the MP survey for public input before the final decision is made.

d. Draft text Accessory Dwelling Unit (ADU). Principle dwelling must be homesteaded, Cannot be 2 rentals. The minimum size was discussed again. There are concerns that if there is no minimum singlewide trailers may be used. **Litts** would like to add language about permanent foundations and continuous perimeter foundations vs. skirting to address the singlewide situation. **Litts** also provided some text from the Saugatuck Twp. Ordinance that he would like the PC to review and discuss. Decision was Tabled for further discussion.

e. Draft AG road frontage and lot area. The PC reviewed 3 previous variances for road frontage and lot size in the AG District. **Fleming** would like to have the road frontage lowered to 100'. **Litts** commented that lowering the frontage would increase the dwelling density, and doesn't like the idea. **Brush** agrees that 100' is too small and thinks it would cause setback issues.

**Fleming** finds the number subjective and arbitrary. **Liepe** thinks **Fleming's** proposal should be brought to the ZBA rather than trying to change to Ordinance. **Fleming** commented that the Township should cover the cost of the ZBA meeting if it is trying to protect the residents. **Litts** tabled the discussion as it was getting nowhere and just circling round. **Fleming** does not like the "not in my backyard" (NIMBY) attitude and believes that this is against the Takings Clause which is part of the Fifth Amendment to the U.S. Constitution.

9. Administrative reports:

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

Township Board Representative – **Fleming** reported that there had been discussion regarding street light installation in the Pershing and Adams Rd areas at the most recent Township Board meeting.

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

10. Public comment –

Dave **Campbell** complimented the PC on a good meeting and reminded them that any previous attempts to lessen the road frontage requirements in the Ag area had been met with objections from the residents.

11. Adjourn 8:42 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary



Casco Planning Commission:

Jim McManus, AICP, will be stepping in to assist with the Master Plan update process. He will be tentatively scheduled to attend the meeting next month to discuss the existing project and to engage with the following items. These items are also a list that can be shared with the PC as they have requested.

- Goals & Objectives - update from current plan (slight modifications) or rewrite entirely.
- Future land use boundaries:
  - Make minor adjustments
  - Make moderate adjustments
  - Make no adjustments
- Future land use categories - keep from current plan or modify/change categories.

Further, given that the Commission is updating the language of the Master Plan, our team will need those notes/documents in order to incorporate them into the overall project. Here is a tentative timeline/action listing of what is forthcoming:

1. Meeting 1: Goals & Objectives and FLU
2. Meeting 2: Review draft document for release to the public for the 63 day comment period
3. Meeting 3: public hearing on draft plan with Planning Commission.
4. Make modifications to draft plan based on public comment, if any.

Please let us know if this meets with your approval or if we need to tailor any portions of this work plan. We appreciate your assistance in getting this project toward the finish line. If you believe it would be helpful, we could schedule a conference call with yourself and our team to discuss this project in greater detail.

Thank you,

Kyle Mucha, AICP

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