

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 18, 2026
6:00 PM
Casco Township Hall

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. 2/18/26 meeting
6. Public hearing – none
7. New Business:
 - a. Zoning Moratorium on Issuance of Zoning Permits for Battery Energy Storage Systems, Solar Energy Farms, and Data Centers – motion of recommendation to the Board required
 - b. Any other business that may come before the commission
8. Old Business:
 - a. Continue review amend ancillary uses 397 Blue Star, Missy Fojtik, Day Dreamer Domes from Sept 17, 2025
 - b. Review final draft Master Plan
 - c. Continue zoning ordinance update – min dwell size, ADU
 - d. 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 15, 2026 6:00PM

EXCERPTS OF MINUTES

At a meeting of the Township Board of the Township of Casco, Allegan County, Michigan, held at the Township Hall at 7104 107th Avenue, South Haven, Michigan, on the _____ day of _____, 2026 at _____ p.m., local time.

After certain other matters of business were concluded, the Supervisor stated the next order of business was the consideration of a proposed Resolution concerning the establishment of a moratorium on the issuance of zoning permits for any battery energy storage systems, designed to store electricity in batteries for subsequent use; solar energy farms, designed to create renewable energy from sunlight; and data centers, designed to house computer systems and associated components such as telecommunications and storage systems. After discussion, the following Resolution was offered by _____ and supported by _____.

**CASCO TOWNSHIP BOARD RESOLUTION TO ESTABLISH A
MORATORIUM ON THE ISSUANCE OF ZONING PERMITS
FOR BATTERY ENERGY STORAGE SYSTEMS, SOLAR ENERGY
FARMS, AND DATA CENTERS**

WHEREAS, the Township previously adopted the Casco Township Zoning Ordinance; and

WHEREAS, the Zoning Ordinance does not specifically address the regulation of battery energy storage systems, solar energy farms, or data centers; and

WHEREAS, before a large amount of developable property in the Township is used for these purposes, and before these uses are initiated in the Township without proper regulation, the Township wants to carefully study these land uses and decide how best to regulate them; and

WHEREAS, the State has adopted Public Act 233 of 2023, shifting siting authority over large-scale renewable energy facilities (including battery energy storage systems and solar energy farms) to the State; and

WHEREAS, the Michigan Public Service Commission has not yet fully processed any siting request for either a battery energy storage system or a solar energy farm; and

WHEREAS, the Township may wish to exercise its right to develop an allowable zoning ordinance to regulate battery energy storage systems or solar energy farms or both; and

WHEREAS, the significant increase in the demand for telecommunications and for electronic storage has created a demand for more and larger data centers;

THEREFORE, THE TOWNSHIP BOARD RESOLVES AS FOLLOWS.

1. For the reasons stated above, the Township Board establishes a moratorium on the issuance of any zoning, building, or other permits or other approvals to any person, entity, or premises, for establishment of any battery energy storage system, solar energy farm, or data center.

2. The extended moratorium shall last through _____. The purpose of the extended moratorium is to allow the Township to consider whether to adopt a local ordinance to regulate battery energy storage systems and solar energy farms, despite the existence of Act 233; consider how to allow and fairly regulate data centers; carefully consider additional regulations to preserve and protect the public health, safety, and welfare, while preserving agricultural land and land uses in the Township; and promote the purposes of the Zoning Ordinance and the goals of the Township’s master plan, specifically by determining how best to regulate battery energy storage systems, solar energy farms, and data centers, as allowed in the Township.

3. All resolutions and parts of resolutions are, to the extent of any conflict with this Resolution, rescinded.

YES: _____.

NO: _____.

RESOLUTION DECLARED ADOPTED.

Dated: _____, 2026

Rachel Ridley
Casco Township Clerk

I hereby certify that the foregoing is a true copy of a resolution adopted by the Casco Township Board of Trustees at a meeting held on the _____ day of _____, 2026.

Rachel Ridley
Casco Township Clerk

Date

Casco Township Planning Commission

Regular Meeting

February 18, 2026

6:00 PM

Casco Township Hall

Members Present: Andy **Litts**, Dan **Fleming**, Greg **Knisley**, Paul **Macyauski**

Members Absent: Dian **Liepe**, Ryan **Brush**, Kelly **Hecker**

Audience: Julie **Cowie**, Lisa **Tuohy**, Peter **Brown**, Allan **Overhiser**

1. Call to order: Meeting was called to order by Chairman **Litts** at 6:00PM

2. Review and approve agenda:

Litts wants to add discussions Re:

1. Implementing a moratorium on Data Centers, Solar Farms & Battery Energy Storage Systems (BESS)

2. Accessory Dwelling Unit (ADU) language

3. Peter **Brown**; and the Senefsky v. Lawler 307 Mich 728 (1943) court case addressing substantive due process

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

3. Public comment:

Julie **Cowie** – 7376 101st Ave encouraged the PC to heed the expertise the McKenna consultant brings to the Master Plan (MP) update process. **Cowie** was pleased to hear that a moratorium was being discussed.

Peter **Brown** submitted his comment in the packet delineating the case overview and the key constitutional principles established; Zoning Ordinance Aesthetics vs. Public Health, Safety & General Welfare. **Brown** also explained the differences in minimum dwelling size requirements in the Michigan Residential Building Code (MRC), the International Residential Code (IRC), and the United Kingdom. **Brown** also commented on Appendix Q of the 2015 MRC which pertains to tiny houses and includes regulations for their construction and use.

4. Correspondence – None

5. Approval of Minutes:

A motion was made by **Fleming** to approve the January 21, 2026 Regular Meeting Minutes, supported by **Macyauski**. All in favor. Motion carried.

6. Public Hearing - None

7. New Business:

a. Moratorium Discussion

Allen **Overhiser** discussed implementing a 6 month moratorium on Data Centers, Solar Farms & BESS; with an option to extend. That would give the PC time to discuss regulations and locations that would best fit these kinds of facilities. **Smalley** explained that the Township would be prepared rather than reacting.

A motion was made by **Macyauski** to have the Township attorney draft the moratorium language and the PC can vote to recommend to the Board; supported by **Litts**. All in favor. Motion carried.

b. Minimum dwelling requirements discussion

Fleming commented that Casco Township has no safety/welfare reason to regulate the minimum dwelling size. **Macyauski** argued that singlewides weren't safe because they don't have a crawlspace to hide, from a tornado, in.

Macyauski thinks 440 Sq. ft. should be the minimum size, because that is what some Ottawa County Municipalities are contemplating. **Litts** stated that dropping down to 720 sq. ft. had already been discussed. **Macyauski** retorted that he was going to take it upon himself to do some research on what other communities were using as a minimum dwelling size requirement and that he would come back to the next meeting with some text that the PC could discuss/adopt.

c. ADU regulation discussion

Macyauski thinks the ADU text should have its own Section, and not be under 3.20 O. **Macyauski** also stated that there should be a minimum size, which should be 24' x 24' i.e. 576 sq. ft. The PC reminded him that they were waiting to review the MP survey for public input before making that decision, as stated in the February 2025 Minutes.

They reviewed other regulation requirements as well:

1. ADU are a permitted use in Zoning Districts that allow a Dwelling
2. There must be a Principle dwelling on the parcel which must be homesteaded
3. Only one ADU is allowed per parcel

4. ADU cannot be split from a property unless it meets the requirements of a primary dwelling (size, setbacks and lot coverage)
5. The size of the ADU shall not exceed the lot coverage of the Zoning District
6. The ADU shall meet the setbacks as required in the Zoning District
 - a. If the ADU is not attached to the Dwelling the setback per 3.07 G will apply
7. Only one dwelling can be rented at a time, long term or short term
8. ADU must meet all the Michigan Building Code requirements at time of install/construction and must have a permanent perimeter foundation
 - a. No RV Allowed

Whether there should be a minimum size, and if so, what that size should be, was not determined. Most of the PC members like the language in the Saugatuck Twp. Zoning Ordinance Section 22.10 Definitions. **Smalley** also presented an example of Clyde Twp. Zoning Ordinance Dwelling requirements Re: Foundation requirements and specifically the mobile or manufactured home perimeter foundation rules.

8. Old Business –

- a. Review Final Draft Master Plan (MP)

Litts reminded everyone that there would also be a final review of the MP plan draft at the next meeting. Optimistically the PC will be approving that draft and recommending to the Board to approve, so that the 63 day distribution period can begin and the Public Hearing (PH) can be scheduled. Daydreamer Domes (DDD) Site Plan/Narrative Review for the Special Land Use (SLU) will also on the Agenda.

9. Administrative reports:

- a. Zoning Administrator

Smalley reported that:

1. Singing Sands was changing their site plan because they are moving a road out of a wetland.
2. Skinner, a realtor, had inquired about the MHP regulations
3. Hawks head will be installing a new fence
4. Ongoing neighbor dispute over light trespass
5. Possible sale and development of the Dutch Mill property

- b. Township Board Representative

Fleming reported that the Board discussed

1. Hiring a full time receptionist when the newly renovated Twp. Hall garage area opens
2. Scheduling a Reception/Open House For the New Construction/Renovation

3. Voted on an agreement for a third party entity to collect and monitor the funds being donated to replace/repair the Beach Stairs
4. **Fleming** gave credit to **Cowie** and others who had sourced deals on new and used office furniture for the new offices.

c. Zoning Board of Appeals representative

Liepe was absent but no ZBA meetings have been held since last reported

10. Public comment:

Tuohy thanked everyone for addressing the Data center issues. She was disappointed the DDD part of next month's meeting would not be a PH. Smalley explained the PH had already happened and that the decision had been postponed until **Fojtik** resubmitted her amended Narrative.

Brown demanded to know the reason behind any arbitrary minimum dwelling size requirements and stormed out calling it all Hypocrisy.

11. Adjourn 8:34 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary

Memorandum: Casco Township Planning Commission
Date: March 2, 2026
From: Tasha Smalley, Zoning Administrator
RE: 397 Blue Star, campground – amend ancillary uses

Owner: Missy Fojtik
Day Dreamer Domes
Subject Property: 397 Blue Star Hwy
Parcel #'s:
0302-074-021-01- 6.4ac
0302-075-001-01- 7.4ac
0302-075-001-02- 5.1ac
0302-019-015-00- 80ac
0302-030-012-00- 45ac
143.9a

RR – Rural Residential District

6.02 Table of Uses

Campgrounds – SU

6.03 District Regulations

Minimum lot area – 1 acre without sewer; 30,000 sq ft with sewer

Minimum lot width - 150 ft

Front setback - 50 feet

Rear setback – 50 feet

Side setback – 25 feet

Lot coverage - 20%

Maximum building height - 35 feet

Chapter 15 Specific Use Regulations

Effective 8-7-23 E. *Campgrounds*

1. The minimum parcel size shall be three acres for a campground (i.e. project).
2. There may be a dwelling, occupied by the owner or manager of the campground, on the parcel of the campground.
3. A minimum of five licensed camp sites are required and subject to State campground licensing rules and regulations.
4. Each project containing more than 25 camping sites shall provide one or more masonry buildings providing showers, flush toilets, and potable water. Projects containing less than 25 camping sites may provide a privy and potable water for each site, at minimum.
5. A convenience shopping facility and ancillary commercial uses may be permitted within a campground. For a project containing five to 59 sites, inclusive, the store floor area shall not exceed 1,000 square feet. For a project containing 60 or more sites, the store floor area shall not exceed 2,500 square feet.
6. Each site shall be provided with one or two parking spaces. There shall also be a gravel or hard-surfaced, dust free parking area providing one space per the number of sites in the project for overflow parking. The parking area shall be no less than 50 feet from the side and rear property lines. If the parking area is adjacent to the roadway referenced in item 8 below, there shall be a 20 feet vegetative buffer between the roadway and the parking area.

7. Each site shall contain a minimum of 1,500 square feet and no less than 20 feet of road frontage width. Each site shall be set back from any right-of-way or property line at least 75 feet.
8. Each site shall have direct access to a gravel or hard-surfaced, dust-free roadway of at least 20 feet in width, or the width required by the Fire Department, whichever is greater. Parking shall not be allowed on any roadway in the project. Walk-in sites only used for tent camping need not have direct vehicular access to any road.
9. Drainage and storm water management must be reviewed by and is subject to the approval of the Allegan County Drain Commissioner.
10. A greenbelt strip around the perimeter of the campground shall be no less than 20 feet in width. The greenbelt shall have a minimum of one evergreen tree, of at least five feet in height, for every ten feet of length of the greenbelt. The greenbelt shall be situated to provide an effective sound and visual permanent buffer. Protected vegetation may be considered by the Planning Commission in lieu of the evergreen quota. The Planning Commission may alter plant material requirements or may require additional landscaping, berming, a wall or a stockade fence, in addition to the greenbelt area, in order to provide an effective screen. Greenbelt and landscaping materials shall contain groundcover and live materials. Pavement gravel or other hard surfaces are not considered landscaping. Any plant materials required as part of the greenbelt which die shall be replaced by the property owner.
11. The project and use shall meet all applicable regulations of any relevant local, County and State agencies, including but not limited to the Allegan County Health Department, and the EGLE (Environment, Great Lakes & Energy).

9-17-25 motion

Fojtik's list of required information to be able to make a decision on the allowed Ancillary uses for Day Dreamer Domes:

1. Need 3 sets of legible, sealed, site plans (original, as built, and proposed)
2. A list of each existing and proposed Use delineating if they are exclusively for the Glampers or open to the general public. i.e.
 - a. Pool area use
 - b. Flea markets
 - c. Music Events/DJ parties
 - d. Restaurant
 - e. other events/activities
3. Day pass rules and how they work
4. a copy of the Campground rules
5. Proof that EGLE is in agreeance with all of the proposed uses and facilities
6. Approval from SHAES, the Van Buren County Health Dept., the State of Michigan, and any other appropriate agencies.

- Per Missy (per phone conversation and narrative), decided to not add extra camp sites or parking. The site to remain as approved plan, May 2021. There is not a revised site plan.
- The narrative has been expanded on, addressing the items requested 9-17-25
- Day pass, explained
- Campground rules, submitted
- Letter from EGLE; they do not have a say or regulate uses in campground
- Other items (I felt) not required because not amended to site plan

The motion did require an as built, if the site is not changing, that can still be requested. I was focusing more on the "uses" than the site.

Sec. 6.01. Description and purpose.

The purpose of this zoning district is to preserve the rural character of lands within the Township, maintain the integrity of viable agricultural areas, minimize public service costs, and preserve a maximum of open space. This zoning district is intended primarily for large residential lots, principally on non-prime farmland. Careful consideration will be given to environmental concerns related to groundwater quality and other related issues due to the limited ability of the Township to provide public services. No public utilities are planned for these areas.

Sec. 6.02. Permitted uses and special uses.

The following uses are permitted in this zoning district:

USES		RR
P = Permitted by right	SU = Special Use	
Accessory buildings and uses, customarily incidental to any of the permitted uses or special uses in this zoning district, as regulated in Section 3.07		P
Adult foster care, family homes		P
Adult foster care, group homes, in accordance with Section 15.03.A		SU
Airports and landing fields and rotorcraft, in accordance with Section 15.03.B		SU
Bed and breakfast establishments, in accordance with Section 15.03.D		P
Campgrounds and recreational vehicle parks, in accordance with Section 15.03.E		SU
Churches, in accordance with Section 15.03.F		SU
Commercial kennels, in accordance with Section 15.03.G		SU
Cottage industries, in compliance with Section 3.36		P
Country clubs and golf courses, in accordance with Section 15.03.I		SU
Day care, group homes, in accordance with Section 15.03.K		SU
Day care, family homes		P
Farm markets, in accordance with Section 15.03.O		SU
Farms for both general and specialized farming together with farm dwellings and buildings and other installations necessary to such farms, including agricultural labor housing, provided such housing and its sanitary facilities are in conformance with all requirements of the Allegan County Health Department and any other Federal, State and local regulating agency having jurisdiction		P
Greenhouses and nurseries		P
Home-based businesses, in compliance with Section 3.37		P
Home occupations, in accordance with the requirements of Section 3.18		P
Long-term rental		P
Open space developments, in accordance with Section 15.03.X		SU
Ponds in compliance with Section 3.27		P
Private K-12 schools, in accordance with Section 15.03.AA		SU
Public K-12 schools		P
Public parks, playgrounds, play fields, and similar public open space recreation uses, not including campgrounds, in accordance with Section 15.03.CC		SU

USES		RR
P = Permitted by right	SU = Special Use	
Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources, in accordance with Section 15.03.DD		SU
Riding stables and horse boarding, in accordance with Section 15.03.EE		SU
Roadside stands which sell products grown or produced on the premises		P
Sawmills, in accordance with Section 15.03.FF		SU
Short-term rental		P
Single-family detached dwellings		P
Utility and public service buildings, in accordance with Section 15.03.JJ		SU
Wireless communication towers and buildings		SU

(Ord. No. O21918-2, § 9, 1-24-2018)

Sec. 6.03. District regulations.

No building or structure, nor the enlargement of any building or structure, shall be erected unless the following yards, lot area, and building coverage requirements are provided and maintained in connection with such building or structure, or enlargement.

Rural Residential (RR) District	
Minimum lot size	1 acre without sanitary sewer
	30,000 square feet with sanitary sewer
Minimum lot width	150 feet
Front yard setback*	50 feet*
Side yard setback	25 feet
Width to depth ratio	1:4
Rear yard setback	50 feet
Maximum height of all buildings**	35 feet
Maximum lot coverage**	20 percent
Minimum dwelling unit size	1,000 square feet, with a minimum of 720 square feet on the ground floor for two or more story dwellings

* Also see Section 3.10—Additional Setbacks for Structures Adjacent to Major Roads.

** Except for buildings associated with farming or other agricultural operations.

(Ord. No. O31819-1, § 3, 3-18-2019)

Casco Township

7104 107th Avenue

South Haven, Michigan 49090

(269) 637-4441 / Fax (269) 639-1991

SITE PLAN REVIEW/SPECIAL USE/PUD APPLICATION & REQUIREMENTS

1. Applicant Information:

Name MISSY FOJTIK REP DAYDREAMER DOWNS
Address 397 Blue Star Highway City SOUTH HAVEN State MI Zip 49090
Telephone 734-630-0714 Fax _____
Person in charge of project Missy Fojtik

2. Property Information:

Address: 397 Blue Star Highway
Parcel #: 0302-019-015-00; Do you own the parcel? Yes ; No _____
Current Zoning RR/Com Conforming use in zone? Yes _____; No _____
Other action required?: Variance _____; Re-zone _____; Special Use

3. Type of improvement (Check as many as applicable)

New Building Addition Condominium Site Condominium
 Open Space Dev. Subdivision PUD
 Other (Describe) Amended Uses

4. Engineer or Surveyor Information:

Name N/A Address _____
City _____ State _____ Zip _____ Phone _____ License # _____

5. State proposed use of property: Glamping Resort w/ Restaurant, Pool, Spa
involving activities geared toward wellness art + movement

6. Provide site plan as per Chapter 17 of the Casco Township Zoning Ordinance.

Did you receive a copy of Chapter 17 and the Checklist? Yes ; No _____.

Provide information requested in Chapter 15 if Special Use.

Provide information requested in Chapter 16 if PUD.

Provide information requested in Section 15.04(Z) if Open Space Preservation project.

7. Provide a brief narrative describing the items listed in Section 17.03(a) and the following:

- Types and size of structures to be erected.
- Timetable regarding stages of project and completion date.
- Any objective or subjective information you wish to convey to the Planning Commission.

Applications with completed site plan and other required information must be filed with the Zoning Department at the Township Office 35 days before the scheduled Planning Commission meeting. All amended site plans must be submitted at least 21 days before the meeting or the hearing/ review will not be held. All applicable fees must be paid at that time. By signing this application, I agree to pay all applicable fees and costs associated with the site plan review process as detailed on the reverse of this application.

I hereby authorize Casco Township Planning Commission members and Township staff to inspect the proposed site at their discretion.

Applicant Signature [Signature] Date 2/24/2024

For Office Use: Date Rec'd: _____; Fee Rec'd _____; Fee Amt. _____; Hearing Date _____

Remarks: _____

Re: Ancillary Use Statement – DayDreamer Domes

Dear Planning Commission Members,

This letter provides a formal summary of the current and anticipated ancillary uses at DayDreamer Domes. The purpose of this statement is to clearly outline the experiences and amenities offered to guests, demonstrate compliance with applicable regulations and noise ordinances, and provide transparency regarding future vision and expansion.

DayDreamer Domes operates as a wellness-oriented glamping destination focused on hospitality, recreation, and restorative experiences. All activities are designed to enhance the guest experience while remaining accessory to the primary lodging use.

I. Current & Near-Term Uses

A. Wellness & Fitness Programming

DayDreamer Domes currently offers and may continue to offer structured wellness and movement-based classes, including:

- Yoga (including breathwork-based practices)
- Spin and low-impact fitness classes
- Stretching and mobility sessions
- Guided meditation
- Forest bathing
- Seasonal and solar event celebrations
- Foraging workshops
- Energy-balancing and mindfulness-based practices
- Nervous system regulation and stress-reduction classes
- Water aerobics
- Silent disco (headphone-based; low-impact)
- Movement/dance sessions

These offerings are educational, therapeutic, and recreational in nature. Music, when used, serves as ambient accompaniment and is not the primary purpose of attendance.

B. Nervous System & Somatic Programming (Proposed/Expanded)

DayDreamer Domes is considering expanded educational workshops and small-group sessions focused on stress reduction, resilience, and nervous system health. Examples include:

- Nervous System Reboot Workshops
- Parasympathetic Activation Sessions
- Trauma-informed gentle movement classes
- Breathwork and down-regulation sessions
- Grounding and mindfulness intensives
- Somatic movement and embodied awareness classes
- Guided integration and reflection circles
- Educational seminars on stress management and resilience

These programs are instructional in nature and designed to promote wellness and self-regulation.

C. Wellness Amenities or Spa offerings

Current and anticipated amenities include:

- Sauna
- Cold plunge
- Sensory float sessions
- Bodywork and therapeutic services

Additional enhancements under consideration include:

- Guided contrast therapy education
- Breathwork preparation sessions
- Mobility and recovery classes

- Herbal steam infusions
- Guided sauna meditation
- Post-float integration sessions
- Assisted stretch therapy
- Reflexology, craniosacral therapy, and similar wellness modalities

These services are offered as part of a spa-style wellness experience and remain accessory to the lodging use.

D. Pool & Day Pass Access

Guests may purchase day passes for pool access, which include use of:

- Pool and swim facilities
- Outdoor recreation areas
- Wellness Activities and Facilities
- Lawn games and seating areas
- Fire pits (during approved hours)
- Poolside relaxation amenities

Activities may include:

- Open swim, lap swim, and family swim
- Water aerobics and aqua stretch
- Poolside yoga and light movement classes
- Community gatherings (e.g., trivia, bingo, mixers, cards, dice, church groups, family events, a)
- Outdoor movie nights
- Acoustic music
- Seasonal activities

Music will be provided during certain pool events to enhance the atmosphere. Music is not the primary reason for attendance, events are not ticketed specifically for music, and all sound complies with local noise ordinances. The majority of activities will end by 8 or 9. There will be occasions like our celestial celebrations, and dive in movies that will go past 9. All activities will comply with the sound ordinance.

E. Bar & Dining Operations

DayDreamer Domes operates an on-site bar and restaurant serving breakfast, lunch, and limited dinner offerings for overnight guests and day visitors, including to-go options.

It is our intent to serve the general public consistent with prior correspondence (2021 from Tasha) indicating that the property was grandfathered for restaurant use, and is considered ancillary to running a campground. The existing building previously operated as a public restaurant and held a liquor license. It is our understanding that food service use was historically established on-site.

We seek clarity and continued acknowledgment of this prior use and operational status.

F. Outdoor Activities (150 Acres)

DayDreamer Domes offers and may expand the following outdoor recreation opportunities, requiring minimal structural development:

- Frisbee golf
- Walking paths and seasonal hiking
- Guided sunrise/sunset hikes
- Night sky walks
- Birdwatching and wildflower walks
- Forest bathing
- Meditation trails
- Orienteering courses
- Lawn games and field competitions
- Campfire gatherings
- Acoustic music evenings (low impact)
- Outdoor movie nights
- Wellness classes in open-air settings

Enhancements may include trail markers, signage, benches, and natural seating areas, without significant structural construction.

G. Workshops & Community Programming

Additional accessory uses may include:

- Cooking classes
- Art workshops
- Seasonal creative classes
- Small gatherings and movie nights
- Makers markets (e.g., near pool area) art, wellness, creatives
- Multi-day retreats (wellness or corporate)
- Use of greenhouse space for relaxation and post-sauna use

These activities are small-scale, guest-focused, and consistent with a hospitality and recreational use.

Social & Entertainment Events

- **Outdoor movie nights**
- **Live music / acoustic concerts**
- **Open mic nights**
- **Karaoke night**
- **Talent shows**
- **Storytelling evenings**
- **Campfire sing-alongs**
- **Themed camping weekends (80s night, Halloween campout, etc.)**

- **Outdoor theater performances**

Food & Beverage Events

- **Community BBQ or cookout**
- **Chili cook-off**
- **Pancake breakfast**
- **Potluck dinners**
- **Food truck rally**
- **Craft beer or wine tasting (if permitted)**
- **S'mores night**
- **Farm-to-table dinner**

Recreation & Fitness Events

- **5K fun run / trail run**
- **Yoga in the park**
- **Group hikes**
- **Mountain biking meetups**
- **Fishing tournaments**

- **Cornhole tournament**
- **Volleyball or softball tournaments**
- **Outdoor fitness bootcamp**
- **Kayak or canoe races (if waterfront)**

Family & Kids Activities

- **Scavenger hunts**
- **Nature education workshops**
- **Junior ranger programs**
- **Craft days**
- **Tie-dye events**
- **Outdoor game days**
- **Petting zoo (temporary setup)**
- **Family field day**

Educational & Workshop Events

- **Survival skills workshop**
- **Bird watching tours**

- **Foraging class**
- **Gardening workshops**
- **Photography workshops**
- **Astronomy / stargazing night**
- **Environmental education programs**
- **Local history talks**

Arts & Cultural Events

- **Art fairs**
- **Craft markets**
- **Cultural heritage festivals**
- **Drum circles**
- **Painting classes**
- **Makers markets**

Seasonal & Holiday Events

- **Fourth of July celebration**
- **Fall harvest festival**

- **Pumpkin carving contest**
- **Haunted trail**
- **Easter egg hunt**
- **Memorial Day weekend gathering**

Community Service & Group Events

- **Scout campouts**
- **Church retreats**
- **Corporate retreats**
- **Team-building events**
- **Fundraisers**
- **Volunteer clean-up days**
- **Wellness retreats**

II. Music & Entertainment Policy

Music may be incorporated into classes, workshops, pool gatherings, and wellness experiences to enhance ambiance.

- Music is not the primary purpose of any event.

- Events are not ticketed or advertised as concerts.
 - All music complies with local noise ordinances.
 - Sound levels are managed to avoid disturbance to neighboring properties.
 - All events that have non recorded music conclude by 10:00 PM or earlier.
-

III. Future Vision Uses (No Immediate Structural Changes)

Looking ahead, DayDreamer Domes anticipates gradual expansion of guest experiences that do not require immediate Planning Commission approval, including:

- Pop-up tasting and culinary events
- Expanded pool classes and fitness offerings
- Additional open-air covered spaces (e.g., yoga pavilion, roller skating area, gathering tent)
- Potential additional domes or campsites
- New or expanded walking trails

Any future structural additions will be submitted for appropriate review as required.

IV. EGLE Compliance

As confirmed by EGLE representative Kisha Bayes, EGLE review or approval is not required for the spa services, yoga classes, or wellness programming currently offered at DayDreamer Domes, provided no permanent modifications are made to the existing pool area.

Conclusion

This statement is submitted to clarify the nature of operations at DayDreamer Domes and to ensure continued transparency with the Planning Commission. All activities are designed to remain accessory to the primary lodging use, compliant with applicable regulations, and respectful of surrounding properties.

We appreciate your time and consideration and welcome any questions or requests for additional information.

Sincerely,

Missy Fojtik

Owner

DayDreamer Domes

**PRIVATE PROPERTY – ENTRY BY PERMISSION ONLY**

When permitted, entry onto the DayDreamer Domes property (“Property”) constitutes agreement to comply with all Rules below. Violation may result in immediate removal without refund, revocation of privileges, civil liability, and/or criminal prosecution under Michigan law.

1. HOURS & PERMISSION

- 1.1 When permitted, entry is allowed daily from 11:00 AM until dusk only.
- 1.2 All Guests must vacate the Property by dusk unless authorized in writing.
- 1.3 Permission to enter may be revoked at any time at management’s sole discretion.
- 1.4 Presence beyond authorized hours constitutes trespassing.

2. CHECK-IN & WAIVER

- 2.1 All day Guests must check in at the clubhouse upon arrival.
- 2.2 A signed liability waiver is required prior to access.
- 2.3 Guests must check out before departure.
- 2.4 Failure to comply constitutes unauthorized entry.

3. MINORS

- 3.1 All persons under 18 must be accompanied by a parent or legal guardian at all times.
- 3.2 Parents/guardians assume full responsibility for minors’ safety and conduct.

4. DESIGNATED AREAS & BOUNDARIES

- 4.1 Guests must remain in maintained, mowed areas only.
- 4.2 Entry into woods, unmowed areas, or restricted zones is prohibited.
- 4.3 Guests may not approach within 100 feet of any property boundary.
- 4.4 Unmowed areas intentionally delineate restricted boundaries.
- 4.5 Trespassing may result in law enforcement involvement.

5. NATURAL HAZARDS

- 5.1 The Property contains inherent hazards including poison ivy, sinkholes, unstable ground, wildlife, insects, uneven terrain, hidden debris, and water hazards.
- 5.2 Restricted areas are unsafe and off-limits.
- 5.3 Guests enter the Property at their own risk.

6. WATER FEATURES

- 6.1 No swimming.
- 6.2 No fishing.
- 6.3 No wading, boating, or entering ponds.
- 6.4 No lifeguards are on duty.

7. FIRE, EXPLOSIVES & WEAPONS

- 7.1 Fireworks, explosive devices, incendiary devices, smoke bombs, and reactive targets are prohibited.
- 7.2 Unauthorized open flames and burning of trash or treated materials are prohibited.
- 7.3 Hunting or trapping is prohibited.
- 7.4 Discharge of firearms, bows, air rifles, BB guns, slingshots, or projectile devices is prohibited.
- 7.5 Brandishing weapons is prohibited.

8. ENVIRONMENTAL PROTECTION

- 8.1 Dumping of trash, sewage, gray water, chemicals, fuel, oil, or hazardous materials is prohibited.
- 8.2 Tampering with septic systems, utilities, drainage, or infrastructure is prohibited.
- 8.3 Environmental violations may be reported to authorities.

9. PROPERTY INTERFERENCE

- 9.1 No climbing domes, trees, fences, or structures.
- 9.2 No digging or ground disturbance.
- 9.3 No tampering with electrical, plumbing, or mechanical systems.
- 9.4 Guests are financially liable for damages caused.

10. CONDUCT & NOISE

- 10.1 Loud music is prohibited.
- 10.2 Disorderly, threatening, aggressive, or harassing behavior is prohibited.
- 10.3 Illegal drug use and public intoxication are prohibited.
- 10.4 Management determines violations at its sole discretion.

11. DRONES

- 11.1 Drone operation and unauthorized aerial surveillance are prohibited without written authorization.

12. LITTERING

- 12.1 All waste must be placed in designated receptacles.
- 12.2 Cleanup costs may be charged to responsible parties.

13. VEHICLES

- 13.1 Park only in designated areas.
- 13.2 No off-road driving.
- 13.3 No ATVs or unauthorized motorized vehicles.

14. SMOKING

- 14.1 Smoking permitted only in designated areas.
- 14.2 No smoking inside structures.
- 14.3 Dispose of cigarette waste properly.

15. ASSUMPTION OF RISK & RELEASE

- 15.1 Outdoor recreation involves inherent and unforeseeable risks.
- 15.2 Guests voluntarily assume all risks associated with entry and use of the Property.
- 15.3 To the fullest extent permitted under Michigan law, Guests release, waive, and discharge DayDreamer Domes and its affiliates from any claims for injury, death, loss, or property damage.
- 15.4 Guests agree to indemnify and hold harmless DayDreamer Domes from claims arising from their actions or violations of these Rules.

16. MANAGEMENT AUTHORITY

- 16.1 Management may refuse entry, remove Guests without refund, revoke privileges, contact law enforcement, and pursue civil remedies.
- 16.2 Management decisions are final.

17. GOVERNING LAW

- 17.1 These Rules are governed by the laws of the State of Michigan.
- 17.2 Disputes shall be subject to Michigan jurisdiction.

BY ENTERING DAYDREAMER DOMES, YOU ACKNOWLEDGE THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO THESE RULES.



DAYDREAMER DOMES

Campground Rules & Guest Terms and Conditions

(Applies to All Overnight Guests, Day Guests, and Visitors)

By making a reservation, purchasing a pass, checking in, or entering the property, all guests acknowledge that they have read, understand, and agree to comply with these Rules and Terms & Conditions. Management reserves the right to modify policies at any time without notice.

I. GENERAL PROPERTY RULES

1. Management Authority & Right to Refuse Service

DayDreamer Domes reserves the right to refuse service, deny admission, or remove any guest or visitor at its sole discretion. Violations of these rules may result in immediate removal without refund. Law enforcement may be contacted if necessary.

2. Check-In / Check-Out

- Check-Out: **11:00 AM**
 - Check-In: As stated in reservation confirmation.
 - Early check-in and late check-out may be available for an additional fee.
 - Guests remaining on property after 4:00 PM on departure day will be charged for an additional night, if they have not vacated their dome. If we need to relocate your belongings in the case of another reservation there will be a nightly fee
-

3. Occupancy & Registration

- Rates are based on two (2) adults.
- Additional adults: \$30 per adult, per night.

- Maximum dome occupancy: five (5) persons (cribs excluded).
 - Only registered guests may occupy overnight accommodations.
 - The registered guest is responsible for all members of their party and any visitors.
-

4. Quiet Hours & Conduct

- Quiet Hours: **10:00 PM – 7:00 AM**
 - Excessive noise is prohibited at all times in accordance with local ordinances.
 - Disorderly conduct, harassment, threatening behavior, public intoxication, or abusive language toward staff or guests will result in removal without refund.
 - Management decisions regarding conduct are final.
-

5. Children & Supervision

- Children must be supervised at all times.
 - Children must remain at their assigned site after dark unless accompanied by an adult.
 - Parents/guardians are fully responsible for the safety and behavior of minors.
 - Wildlife and natural hazards are present; supervision is mandatory.
-

6. Vehicles & Transportation

- All parking must occur in designated parking areas.
 - Speed limit on property: **5 MPH.**
 - No outside ATVs, mini-bikes, motorized scooters, or golf carts.
 - Rental vehicles provided by management must be operated responsibly.
 - No bike riding after dark.
 - Vehicles may not block roadways or emergency access routes.
-

7. Drones & Prohibited Devices

The following are prohibited unless expressly authorized in writing:

- Drones
 - Firearms
 - Fireworks
 - Explosives
 - Projectile-firing devices
-

8. Natural Areas & Trespassing

- No swimming in ponds.
 - No trespassing on neighboring or private property. Stay on the mowed areas we have intentionally left a unmowed area that is a barrier between us and neighbors, it a clear designation for both to stay in their own areas.
 - Use only designated public beach access points.
 - Do not cut, trim, damage, or remove vegetation.
 - No tree climbing, or climbing structures.
 - Do not hang items from trees or bushes.
 - Stay on designated paths and do not cut through other campsites.
-

II. SAFETY & LIABILITY

9. Assumption of Risk

DayDreamer Domes is an outdoor recreational property that includes uneven terrain, wildlife, fire pits, water features, recreational equipment, and a swimming pool.

Guests voluntarily assume all risks associated with outdoor recreation, including but not limited to:

- Wildlife encounters
- Slips, trips, and falls

- Fire-related risks
- Water-related risks
- Weather hazards
- Guest interactions

To the fullest extent permitted by law, DayDreamer Domes is not liable for injury, death, theft, or property damage except in cases of gross negligence or willful misconduct.

Guests agree to indemnify and hold harmless DayDreamer Domes from claims arising from their actions or violations of these rules.

10. Emergency Phone

An emergency phone is located on the **southeastern exterior side of the main clubhouse building**. This phone is available for use in the event of an emergency when personal mobile service is unavailable or unreliable.

In the event of a life-threatening emergency, call **911 immediately**. Guests are encouraged to notify management as soon as it is safe to do so following any emergency incident.

11. Personal Property

Guests are responsible for securing their belongings. DayDreamer Domes is not responsible for lost, stolen, or damaged personal property.

12. Security

The property is gated and monitored; however, guests remain responsible for their own safety and personal belongings. Suspicious activity should be reported to management immediately. We have an onsite caretaker, in an emergency please call 773-630-0716 or call 911.

III. FIRE, SMOKING & ALCOHOL

13. Fires

- Fires are permitted only in designated fire areas.
- Fires must never be left unattended.

- No construction materials, treated lumber, or prohibited materials may be burned.
 - Firewood must be natural wood only.
 - Management may restrict fires during dry or high-risk conditions.
 - Guests are financially responsible for any damage caused by negligent fire use.
-

14. Smoking Policy

- No smoking, vaping, or combustion inside domes, buildings, or the pool area.
 - Violation results in a minimum **\$500 cleaning fee.**
 - Dispose of cigarette/cigar materials properly.
-

15. Alcohol & Controlled Substances

- Alcohol permitted only at assigned sites.
 - No open alcohol inside the clubhouse or on the clubhouse patio.
 - Illegal drugs are strictly prohibited.
 - Excessive intoxication or disruptive behavior results in removal without refund.
-

IV. POOL RULES

16. Swimming Pool

- NO LIFEGUARD ON DUTY.
 - Swim at your own risk.
 - Children under 14 must be supervised by an adult (18+).
 - No glass containers in pool area.
 - Management may close pool at any time for safety or maintenance.
-

V. SITE MAINTENANCE & CLEANLINESS

17. Waste Disposal

- All garbage must be placed in designated dumpsters.
 - Sites must be kept clean.
 - Leaving garbage may result in a minimum \$50 fee.
 - Do not deposit garbage in fire pits.
-

18. Plumbing

- DO NOT flush baby wipes, sanitary wipes, feminine products, or foreign materials.
 - Plumbing damage caused by improper flushing will be charged to the guest.
-

19. Restroom Facilities

Restroom sinks are for handwashing only. They may not be used for:

- Dishwashing
 - Laundry
 - Pet washing
 - Disposal of bodily waste
-

20. Property Damage & Fees

Guests are responsible for:

- Damage to structures, furnishings, landscaping, and equipment
- Missing inventory (charged at replacement cost)
- Excessive cleaning
- Unauthorized late departure

- Rule violations

Management may charge the payment method on file for damages, fees, and unpaid balances.

VI. CAMPING SPECIFIC RULES

- No RVs permitted.
 - No permanent structures may be erected by guests.
 - No digging or alteration of the site.
 - No outside furniture that damages turf.
 - No commercial activity without written permission.
-

VII. PET POLICY

- Pets must be leashed at all times, and are not allowed in the domes.
 - Owners must clean up after pets immediately.
 - Excessive barking is prohibited.
 - Aggressive animals must be removed immediately.
 - Management reserves the right to deny specific animals for safety.
-

VIII. FORCE MAJEURE

DayDreamer Domes is not liable for interruptions or cancellations due to events beyond its control, including weather, natural disasters, utility outages, or government orders.

AGREEMENT

By entering or remaining on the property, guests acknowledge and agree to these Rules and Terms & Conditions in full. Violations may result in removal without refund and additional charges where applicable.

RE: Follow-Up with EGLE Regarding Ancillary Uses

From: EGLE-DWEHD-CampgroundProgram (egle-dwehd-campgroundprogram@michigan.gov)

To: mtsallegan@frontier.com

Cc: missy@daydreamerdomes.com; kat@daydreamerdomes.com

Date: Monday, February 23, 2026 at 02:50 PM EST

Good afternoon,

The proposed ancillary uses are outside the scope of the EGLE Campground Program. The owner should work with their local unit of government to identify any permitting or ordinance requirements for those additional business items.

Thank you,
Kisha Bayes
Campground Program
Drinking Water and Environmental Health Division
Michigan Department of Environment, Great Lakes, and Energy
517-282-4032 | EGLE-DWEHD-CampgroundProgram@michigan.gov
[Follow Us](#) | Michigan.gov/EGLE



From: Kat Hoffman <kat@daydreamerdomes.com>
Sent: Monday, February 23, 2026 12:30 PM
To: EGLE-DWEHD-CampgroundProgram <EGLE-DWEHD-CampgroundProgram@michigan.gov>
Cc: Missy Fojtik <missy@daydreamerdomes.com>; mtsallegan@frontier.com
Subject: Re: Follow-Up with EGLE Regarding Ancillary Uses

CAUTION: This is an External email. Please report suspicious emails via the "Report to Abuse" button in Outlook

Hi Kisha,

Please see the request from Tasha regarding the DayDreamer Domes ancillary uses.

Could you please provide a brief statement via email confirming what we discussed? Specifically, that EGLE does not require oversight for our planned activities (spa, yoga, and classes, etc.) as long as no permanent structures or modifications are added to the pool area. The Planning Commission would like to have this confirmation directly from EGLE for their records.