

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 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. 1/21/25 meeting
6. Public hearing – none
7. New Business:
 - a. Any other business that may come before the commission
8. Old Business:
 - a. Any other business that may come before the commission
9. Administrative Reports
 - a. Zoning Administrator – *MP draft will be ready for March meeting*
 - b. Township Board representative
 - c. Zoning Board of Appeals representative
10. General Public Comment (2 minutes each)
11. Adjourn

Next meeting date Wednesday March 18, 2026 6:00PM

Casco Township Planning Commission

Regular Meeting

January 21, 2026

6:00 PM

Casco Township Hall

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

Members Absent: None

Audience: Peter **Brown**

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

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

3. Public comment – Peter **Brown** presented information regarding “tiny homes”.

1. PA 153 of 2024 amends the Planning Enabling Act to require local governments to integrate comprehensive housing assessments into master plan.

2. Court case: Senefsky vs Lawler, 307 Mich 728 (1943); addressing substantive due process in zoning. It established that zoning ordinance must have a direct substantial relationship to the public health, safety, or general welfare to be considered constitutional. This case is, per **Brown** why the minimum dwelling regulation is 1000 sq ft.

3. MSDA: Get Housing Ready Guide 7/09/2025; in part, Housing options through zoning. 1. Allow single family home conversions 2. permit backyard cottages / ADU 3. legalize starter homes 400-800 sq ft 4. eliminate min lot size 5. repeal parking mandates 6. encourage diverse housing types. 6 keep points in the pamphlet only mentioned one of the six.

4. Correspondence – None

5. Approval of Minutes: A motion was made by **Fleming** to approve the December 17, 2025 Regular Meeting Minutes, as presented; supported by **Macyauski**. All in favor. Motion carried.

6. Public Hearing: none

7. New Business:

a. Election of Officers

A motion made by **Macyauski** to nominate **Litts** as Chairperson; supported by **Hecker**. All in favor. Motion carried.

A motion made by **Macyauski** to nominate **Hecker** as Vice-Chairperson; supported by **Brush**. All in favor. Motion carried.

A motion made by **Macyauski** to nominate **Knisley** as Secretary; supported by **Fleming**. All in favor. Motion carried.

b. any other business that may come before the commission - none

8. Old Business –

a. Review Final Draft Master Plan (MP)

Litts stated McKenna is over budget and working with Board to update the contract. Tonight meeting goal is to finish review of last two sections, 5.4 Goals, Objectives, and Action Plan and 6.0 Action Plan. Commission would like a redline version of the changes to review before next meeting.

Pg 57 Goal #1 – 1c - **Macyauski** stated why regulate floodplain, township does not have to. Brush stated the current master plan has 2 pages regarding the flood plan and the draft has minimal to none. 1e amend to: Support regulations and preserve significant...rest as written.

Pg 58 Goal #2 – 2e amend: The responsible development and management of Short-term rental housing will be supported (regulated by the Township). 2g amend: Direct the more intensive commercial development towards the city area where commercial uses and infrastructure already exist.

Pg 59 between objective 3d and 3f – needs a period at end of space

Pg 62 – can remove Priority? The timeframe explains a time line.

Pg 63, 64, 65 no changes

Pg 66 Goal #3, amend 2nd line item: Develop Ordinance language for alternative energy use and development. Add new goal: Encourage and support pedestrian access to Lake Michigan from Maple Grove Park.

Smalley wanted to go over future land use map to make sure understood the changes discussed at last meeting to pass on to McKenna.

Change the area from Blue Star east to just east past 72nd to Mixed-Use. This area to include high density residential, limited multi-family, café, deli, office, other light commercial (home

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business, etc) Pick whatever color for mixed use. Also amend 5.2 descriptions of each district to reflect mixed use.

The Scotsonia Park subdivision, MacBeth south to Drew Lane, change from MDR to LDR.

9. Administrative reports:

- a. Zoning Administrator: **Smalley** monthly zoning report
- b. Township Board Representative: **Fleming** reported that the Board discussed renewal of road mileage, senior mileage
- c. Zoning Board of Appeals representative: **Liepe** had nothing to report, no meeting

10. Public comment: None

11. Adjourn 9:00 pm

Attachments: available upon request

Minutes prepared by:

Tasha Smalley, Zoning Administrator

(fill-in for recording secretary)