

**CASCO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**January 21, 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)  
*- Peter Brown mindwell information*
4. Acknowledge/read correspondence received
5. Approval of minutes:
  - a. 12/17/25 meeting
6. Public hearing – none
7. New Business:
  - a. Election of Officers
  - b. Any other business that may come before the commission
8. Old Business:
  - a. Continue master plan update – review 5.4 and 6.0, future land use map
  - 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 February 18, 2026 6:00PM*

Michigan **Public Act 153 of 2024** (enacted from House Bill 5557) amends the [Michigan Planning Enabling Act](#) to require local governments to integrate comprehensive housing assessments into their master plans.

### **Key Requirements**

- **Housing Needs Assessment:** Local master plans must now include an assessment of existing and forecasted housing demands.
- **Diverse Housing Options:** Communities must plan for a range of housing types, costs, and levels of affordability to serve a diverse population, including both single- and multi-family dwellings.
- **Planning Commission Representation:** The law mandates that local planning commissions include representatives with expertise or interest in **housing**, alongside other sectors like agriculture and commerce.
- **Strategy and Policy:** Master plans must include specific strategies and policies to address identified housing needs.

### **Effective Date**

The amendments take effect on **April 2, 2025**.

**Senefsky v. Lawler**, 307 Mich 728 (1943), is a foundational Michigan Supreme Court case addressing **substantive due process** in township zoning. It established that zoning ordinances must have a direct and substantial relationship to the public health, safety, or general welfare to be considered constitutional.

### Case Overview

- **The Issue:** The defendant, the City of Huntington Woods, enacted a zoning ordinance that required all newly constructed homes in a specific residential district to have at least **1,300 square feet** of usable floor area.
- **The Challenge:** The plaintiff, Senefsky, sought a building permit for a home that met all other requirements but only contained **1,116 square feet**. When the city denied the permit, Senefsky sued, arguing the minimum-size requirement was unconstitutional.
- **The Ruling:** The Michigan Supreme Court ruled in favor of Senefsky. The Court held that a zoning ordinance cannot be used solely to preserve property values or for aesthetic reasons if it does not also promote public health or safety.

### Key Constitutional Principles Established

- **Reasonableness:** A zoning regulation is unconstitutional if it is "arbitrary and unreasonable" and has no "substantial relation" to public health, safety, or morals.
- **Limitation on Police Power:** While cities have the "police power" to regulate land use, this power is not absolute. In this case, the court found that the 1,300-square-foot minimum was not necessary to protect the public and was therefore an invalid exercise of that power.
- **Aesthetics vs. Welfare:** The case clarified that while aesthetics may be a factor, they cannot be the primary justification for excluding smaller, safe homes from a community.



# GET HOUSING READY GUIDE

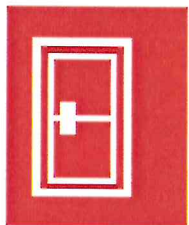


# GET HOUSING READY GUIDE

This Get Housing Ready Guide has been developed by the Michigan State Housing Development Authority (MSHDA) to help local and regional leaders identify actionable strategies that can make their communities more attractive to housing developers. The intent is to offer a menu of practical ideas that local governments can consider to reduce barriers, streamline processes, and proactively support housing growth.

This guide is a suggested starting point, not a prescriptive checklist. It presents a range of policy reforms, process improvements, financial tools, and public engagement strategies that have been effective in communities across the state and nation. Local leaders are encouraged to build upon these ideas, tailor them to local needs, and explore additional innovative approaches as part of their housing readiness efforts.

By taking intentional steps toward becoming more development-friendly, municipalities can better attract the investment needed to expand housing options, support economic growth, and ensure that homes are available and affordable for residents across all income levels.



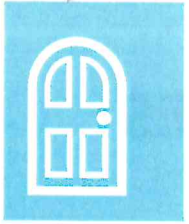
## I. PROPERTY INVENTORY AND TRANSPARENCY

### 1. Maintain a Development-Ready Property List

Keep an up-to-date inventory of sites suitable for single-family and multifamily development.

Purpose:

- Promote investment
- Support transparency
- Facilitate matchmaking between developers and community assets



## II. EXPANDING HOUSING OPTIONS THROUGH POLICY AND ZONING REFORM

### 1. Allow Single-Family Home Conversions

Simplify zoning codes to permit conversions of single-family homes into duplexes or triplexes without burdensome approvals.

Steps:

- Amend zoning codes
- Adjust permitting procedures
- Communicate changes to homeowners and builders

### 2. Permit Backyard Cottages/Accessory Dwelling Units (ADUs)

Enable homeowners to add ADUs in all residential zones to support multigenerational living and rental options.

Steps:

- Amend zoning codes and establish design guidelines
- Simplify permitting
- Educate homeowners

### 3. Legalize Starter Homes

Remove restrictions on smaller (400–800 sq. ft.), affordable homes for first-time buyers and downsizers.

Steps:

- Amend zoning codes
- Create supportive design standards
- Streamline approvals
- Provide public education

### 4. Eliminate Minimum Lot Size Requirements

Encourage more efficient land use and affordability by removing outdated minimum lot size mandates.

Steps:

- Revise zoning
- Simplify subdivision procedures
- Inform community members

### 5. Repeal Parking Mandates

Reduce costs and allow developers flexibility by eliminating rigid off-street parking requirements.

Steps:

- Update zoning language
- Clarify regulations
- Communicate updates clearly

### 6. Encourage Diverse Housing Types

Promote mixed-use, energy-efficient, and workforce housing through incentives and zoning flexibility.



## III. FINANCIAL TOOLS AND INCENTIVES

### 1. **Automatic PILOT (Payment in Lieu of Taxes) Ordinance for Affordable Housing**

Offer predictable property tax relief for projects with significant affordable housing components.

Key Features:

- Projects with 50%+ affordable units qualify
- PILOT starts at 10% of assessed value and increases over 20 years
- Automatic approval by the housing authority
- Annual compliance reporting required
- Duration up to 30 years

### 2. **Housing TIF (Tax Increment Financing)**

Use Housing TIF to support redevelopment, especially for brownfield and mixed-income projects.

Municipal Responsibilities:

- Understand the cost, complexity, and lender limitations of Housing TIF
- Train staff on for-sale TIF challenges
- Ensure projects are shovel-ready to access incentives

### 3. **Administer CDBG Grants**

Use Community Development Block Grants (CDBG) to support housing development, homeowner repairs, and infrastructure.

Steps:

- Educate the community on the benefits
- Outline transparent application and allocation processes
- Address concerns around compliance and management

### 4. **Establish Housing and Brownfield Redevelopment Authorities (BRA)**

Support long-term site planning and access to funding by establishing a BRA.

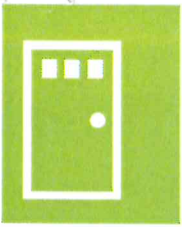
Actions:

- Work with Michigan Department of Environment, Great Lakes and Energy on environmental assessments
- Emphasize community engagement and transparency
- Share success stories from similar projects

### 5. **Flexible Local and Regional Housing Funds**

Partner with philanthropic and impact investors to establish more responsive housing finance tools.





## IV. BUILDING PUBLIC AND POLITICAL SUPPORT

### 1. Tell the Story of Diverse Housing

Show how diversified housing supports local economies and the local workforce, including teachers, healthcare workers, and municipal employees.

Tactics:

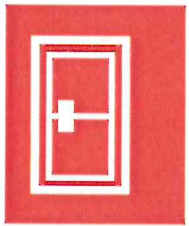
- Use storytelling and case studies
- Frame housing as critical infrastructure
- For the public, municipalities and developers
- Example: What is workforce housing, who lives there, why do we need it

### 2. Prioritize Housing-Ready Sites

Incorporate housing into master plans and prioritize sites for quick activation, like those certified by the Michigan Economic Development Corporation (MEDC) as Redevelopment Ready Communities (RRC).

### 3. Champion Public-Private Partnerships (PPPs)

Support true collaboration between municipalities and developers. Reduce barriers such as excessive fees, engineering costs, and redundant reviews.



## V. EDUCATING MUNICIPALITIES ON DEVELOPMENT REALITIES

### 1. Understand Development Timelines

Housing projects can take 4–10 months just to close due to incentives and lender underwriting.

Actions:

- Educate officials and the public on realistic expectations
- Support developers in pre-incentive preparation

### 2. Recognize Financing and Underwriting Complexities

Municipalities should understand:

- Low-Income Housing Tax Credit (LIHTC) eligibility, scoring, and design requirements
- Area Median Income (AMI) impacts on rent/sale rates
- How lender underwriting drives design, schedules, and feasibility
- The need to parcelize duplexes for financing eligibility

### 3. Market Studies and Absorption Rates

Understand how demand affects feasibility and timelines. Delays in absorption can impact financing and construction pace.





## VI. STREAMLINING APPROVAL, ENGINEERING, AND UTILITIES

### 1. Streamline the Site Plan Review and Approval Process

Ensure quick and predictable approvals for all housing types, particularly missing middle and ADU projects.

Steps:

- Test real applications and identify bottlenecks
- Implement administrative approvals for post-plan stages (e.g., site condo or parcelization)
- Eliminate excessive reviews
  - o Cap the numbers of reviews – time is money for developers
  - o Cap the fees for reviews – especially third-party reviews

### 2. Early Utility Coordination

Engage utility providers early in the development process to prevent delays and reduce risk.

Municipal Action:

- Facilitate working sessions with developers and utility companies
- Build timelines that reflect realistic utility coordination

### 3. Simplify Fees and Inspections

Streamline administrative procedures related to bonding, permit, tap, and inspection fees.

Steps:

- Create transparent, consistent fee schedules
- Offer clear inspection timelines and protocols

**Casco Township Planning Commission**

**Regular Meeting**

**December 17, 2025**

**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: Julie **Cowie**, Michael **Hilbert**, Thomas **Petersen**, Allan **Overhiser**

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 **Hecker**. All in favor. Motion carried.

3. Public comment – None

4. Correspondence – None

5. Approval of Minutes:

A motion was made by **Fleming** to approve the November 19, 2025 Regular Meeting Minutes, with corrections; supported by **Liepe**. All in favor. Motion carried.

6. Public Hearing:

a. Under Canvas Inc. (Michael **Hilbert**) has petitioned to amend the Campground Site Plan for the Special Land Use (SLU) at 154 68<sup>th</sup> St, 03-02-032-001-02. **Hilbert** would like to eliminate 4 sites. Move an access Rd and construct a Kitchen.

Open hearing at 6:03

**Hilbert** explained that he would like to have 26 campsites instead of the 30 previously approved sites. The access road would be widened and relocated to run in between the campsites, instead of running along the southern property line. Replace the Food Truck with a Food Trailer.

Close hearing at 6:09

**Hecker** asked for clarification Re: the “Kitchen”. **Hilbert** apologized about the confusion regarding a 16’ x 40’ Kitchen Structure on the application. **Hilbert** explained that they were actually swapping out the existing food truck for a food trailer, the difference/benefit being that a truck is inspected off site and a trailer can be inspected on site/stationary.

b. Lubbers Farms (Tim **Lubbers**) has petitioned to amend the Sand Mine Site Plan to construct a building at v/l 68<sup>th</sup> St, 03-02-020-022-00.

Open hearing at 6:17

No one was in attendance to present the application to the PC. The PC did review the application and site plan and noted that the side setback on the site plan was incorrect and that the driveway location was not as built.

Close hearing at 6:18

## 7. New Business:

a. Under Canvas Inc. (Michael **Hilbert**) has petitioned to amend the Campground Site Plan for the SLU at 154 68<sup>th</sup> St, 03-02-032-001-02. **Hilbert** would like to eliminate 4 sites. Move an Access Rd. and construct a Kitchen.

**Smalley** reported that she had received copies of the Health Department and Fire Department approvals for the proposed changes. **Peterson** questioned if the changes had been considered as far as lot coverage was concerned.

A motion was made by **Fleming** to approve the amended Campground Site Plan for the SLU at 154 68<sup>th</sup> St, 03-02-032-001-02; which would eliminate 4 campground sites, re-locate an Access Rd., and replace the Food Truck with a Food Trailer; supported by **Macyauski**. All in favor. Motion carried.

b. Lubbers Farms (Tim **Lubbers**) has petitioned to amend the Sand Mine Site Plan to construct a building at v/l 68<sup>th</sup> St, 03-02-020-022-00.

PC did not have problem with relocating a structure of this size to this property to store the sand mine equipment in.

Julie **Cowie** – 7376 101<sup>st</sup> Ave commented that it was a reasonable request.

A motion was made by **Fleming** to approve an amended Sand mine Site Plan for the SLU at v/l 68<sup>th</sup> St, 03-02-020-022-00; for a 40’ x 72’ pole barn in the NE corner of the property with the conditions that the Site plan be corrected, and re-submitted,

1. amending the North property line side setback to 50’,
2. and moving the driveway location to the current location.



supported by **Macyauski**. All in favor. Motion carried.

c. any other business that may come before the commission

8. Old Business –

a. Review Final Draft Master Plan (MP)

**Fleming** questioned if Pg. 32 Climate Weather Adaptation was required to be included in the MP. **Fleming** would like it to be removed citing a November 14, 1885 news story from the South Haven Sentinel reporting that a man had narrowly escaped being buried alive by a landslide, while searching the Lake Michigan shoreline for his missing brother. **Fleming** remarked that climate/weather changes, as well as erosion concerns, are not new things for our area. **Fleming** maintains that property owners should be allowed to develop their property as they see fit and limiting that in the guise of “protection” should be simply addressed as “... at your own risk”.

The difference between the Farmland Preservation map and the Prime Soil map was discussed. **Smalley** explained that the Farmland Preservation map showed all of the AG property that could be used for Michigan's Farmland and Open Space Preservation program (PA 116) which preserves farmland and open spaces and offers tax relief to farmers who voluntarily participate in temporary farmland preservation agreements. **Smalley** added that this map is required to be in the MP and needs to be added.

**Fleming** questioned the accuracy of the Prime Soil map. **Fleming** presented an email from **McManus** explaining that this map is also used in the PA 116 approval process and recommended when they amend the zoning ordinance this map could adjust the classifications based on local knowledge. **Smalley** agreed with **McManus**' email, that a Prime Soil map is in reference to the United States Department of Agriculture (USDA) Web Soil Survey which provides a comprehensive overview of prime farmland soil and soils of statewide importance. This reference could be noted if the map was determined to be clearly inaccurate.

The PC discussed the need to switch the description of the LR-A & LR-B Districts. The density of the area(s) is incorrect in the current ordinance.

The PC questioned if the current C1 & C2 Districts should be combined. The PC also discussed having the Commercial District include High Density Mixed Uses like Multi Family Mixed Use buildings. Also, if this Mixed-Use was its own District, what the new color on the Zoning map for this type of District (a shade of Blue?) could be.

**Macyauski** would like to see Restaurants add to the SLU section.

Pg. 48 Add “Want to encourage low impact, neighborhood businesses through SLU or Permitted Uses” i.e. Bank, Pharmacy, Barber/Hair Salon, Café, etc....

Pg. 49 Remove “dwellings in this area are of extremely...”

Pg. 52 Remove “with these conditions controlling... an area of 122 Acres”.

Pg. 54 switched with FLU map on Pg. 55

The PC tabled the rest of the review until **McManus** provides a new document with the noted corrections, up to Page 54. Next month meeting they will review Goals & Objectives and the Action Plan

9. Administrative reports:

a. Zoning Administrator

**Smalley** reported that **Fojtik** had e-mailed her and explained that there had been some personal family issues which had caused some delays. **Smalley** questioned **Fojtik** about some new structures on the property (a Greenhouse and a Portable Sauna) and reminded **Fojtik** that all structures existing and proposed need to be on the site plan.

b. Township Board Representative

**Fleming** reported that the Board discussed putting a renewal for the Senior Center on the August 2026 Ballot. **Fleming** also reported that the Board had discussed limiting Outdoor gatherings to 4 or less per year, excluding Graduation or Birthday parties and Weddings.

c. Zoning Board of Appeals representative

**Liepe** reported that the ZBA had approved variances for side and front yard setbacks for additions and a detached garage at 920 Adams on 11-13-2025.

**Liepe** also reported that the ZBA had approved a variance for a front yard setback to build an attached garage addition at 7439 Eton Dr on 12-11-2025

10. Public comment: None

11. Adjourn 8:40 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary

## 5.4 Goals, Objectives, and Action Plan

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### 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 character while supporting the needs of seasonal and year-round residents by maintaining agricultural heritage, enhancing recreational and natural areas, and providing essential services.**

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

**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 Planned Unit Developments 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.
Objective 1e	Adopt local regulations 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 Planned Unit Developments should be encouraged when residential development occurs in Agricultural and Rural Residential 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 1-196.
Objective 2i	Permit and regulate Mixed Use Development where appropriate to allow additional affordable residential units that can support nearby commercial uses.

### **GOAL #3 – Public Resources and Infrastructure**

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

Objective 3a	Encourage the extension of utilities as a prerequisite to more intensive development with the utility service area.
Objective 3b	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 3c	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 3d	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, the Township Park, and other important 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.



The goals and objectives of the master plan have little weight without a clear and practical implementation plan. When used consistently, the information in this chapter provides a foundation for the appropriate planning, development, and regulation of resources. The implementation plan is organized by theme and identifies priority, time frame, and responsible parties.

Priority	
L	Low Priority
M	Medium Priority
H	High Priority

Time Frame	
Short Term	0-2 years
Medium Term	2-5 years
Long Term	5+ years
Ongoing	Ongoing

Lead	
AC	Allegan County
BO	Business Owners
C	Consultant / Contractor
CM	Community Members
EGLE	Michigan Department of Environment, Great Lakes and Energy
MDOT	Michigan Department of Transportation
NJ	Neighboring Jurisdictions
PC	Planning Commission
SOM	State of Michigan
TB	Township Board of Trustees
V	Volunteers
WMRPC	West Michigan Regional Planning Commission
ZA	Zoning Administrator

## Miscellaneous Planning and Zoning Actions

Project	Product	Priority	Time Frame	Lead
Conduct a technical review of the Zoning ordinance to identify amendments needs to allow/improve the implementation of the Master Plan. <i>Supported by objectives: 1a, 2a, 2b, 2c, 2d</i>	Review Audit	High	Short Term	PC C
Amend the Zoning Ordinance consistent with the findings of the technical review. <i>Supported by objectives: 1a, 2a, 2b, 2c, 2d</i>	Zoning Amendments	High	Medium Term	PC ZA C TB
Amend the official Zoning Map to ensure consistency with the Zoning Ordinance and the Master Plan. <i>Supported by objectives: 2b, 2f, 2g</i>	Map	Medium	Short Term	PC ZA TB
Encourage Training for the PC, ZBA, and TB to promote efficient operations of Boards and Commissions. <i>Supported by objectives: 1c, 1f</i>	Education	Medium	Ongoing	PC TB ZBA ZA
Actively recruit community members to become involved in Township Planning and Zoning Activities and decision making. <i>Supported by objectives:</i>	Outreach	Medium	Ongoing	TB PC V

## Other Plans and Reviews

Project	Product	Priority	Time Frame	Lead
Regularly apply for grant funding to support desired capital and policy improvements. <i>Supported by objectives: 3f, 3g, 3h</i>	Financial	High	Ongoing	TB C WMRPC
Enhance Site Plan Review skills to optimize the ability to implement the Township's zoning standards, especially those designed to address key land use issues. <i>Supported by objectives: 2d, 2f, 2g, 2h</i>	Education	High	Ongoing	PC TB C
Collaborate with the Township Board to complete and update the Capital Improvement Plan on an annual basis. <i>Supported by objectives: 2d, 3a, 3b</i>	CIP	High	Ongoing	TB PC
Update the Casco Twp Parks and Recreation Plan every 5 years to remain eligible for grant funding. <i>Supported by objectives: 3f, 3g, 3h</i>	Parks and Rec Plan	Medium	Ongoing	PC C TB
Upload the Capital Improvement Plan to the new State of Michigan MiDIG website to coordinate capital projects with multiple agencies. <i>Supported by objectives: 2d, 3a, 3b</i>	CIP	Medium	Short Term	SOM PC

## Goal #1 – Protect Rural Character

Project	Product	Priority	Time Frame	Lead
Adopt policies that require developer participation in the extension of utilities prior to development within or adjacent to the utility service area. <i>Supported by objectives: 1d, 2b</i>	Policy	High	Short Term	TB
Review the Zoning Ordinance requirements for Ag districts to ensure that Agricultural land uses are the primary focus and that Agri – industry and Agri-tourism uses are a viable option in the district. <i>Supported by objectives: 1g, 1i</i>	Zoning	High	Short Term	PC C ZA
Manage Growth by implementing tools such as Open Space Design and Planned Unit Development. <i>Supported by objectives: 1a, 2a</i>	Zoning	Medium	Short Term	PC ZA
Partner with EGLE and the DNR to support and maintain the Township's coastline. <i>Supported by objectives: 3f, 3h</i>	Outreach /Partnership	Medium	Ongoing	EGLE TB
Collaborate with local, state, and regional recreation organizations to improve the Township's parks and recreational facilities. <i>Supported by objectives: 3g, 3h, 3i</i>	Outreach	Medium	Ongoing	EGLE TB
Develop Standards for managing development adjacent to wetlands and floodplains to prevent irresponsible development. <i>Supported by objectives: 1e</i>	Zoning	Medium	Short Term	PC C ZA
Encourage and support cooperative planning efforts with the neighboring townships and the City of South Haven on significant development projects. <i>Supported by objectives: 3b, 3g</i>	Outreach	Low	Medium Term	TB NJ PC

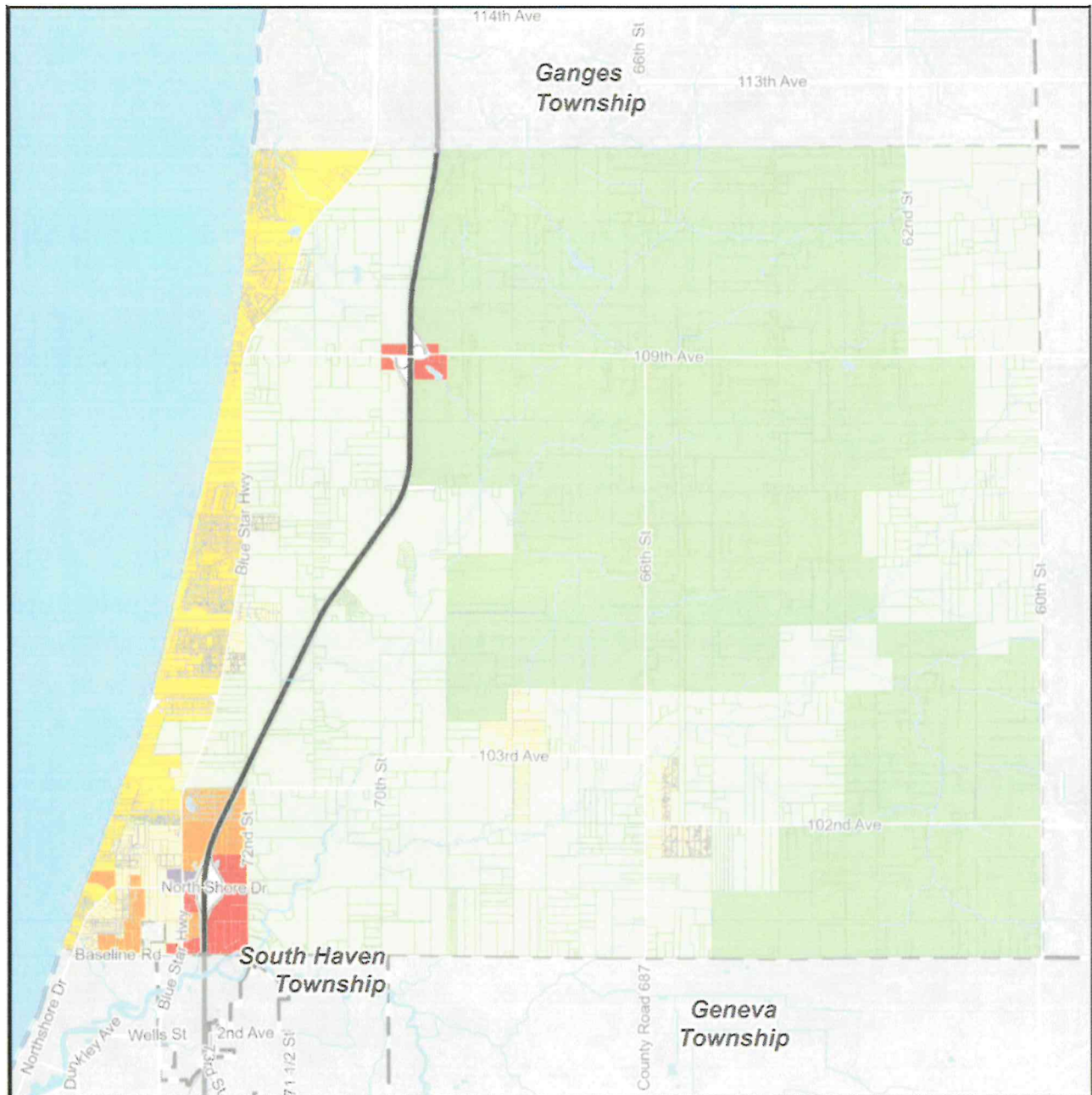


## Goal #2 – High Quality Community Development

Project	Product	Priority	Time Frame	Lead
Promote home size flexibility by decreasing the minimum house size square footage and lot size requirements, as appropriate. <i>Supported by objectives: 2d</i>	Zoning	High	Short Term	PC ZA
Support the limited expansion of low density multi- family housing options in the Township's residential districts. <i>Supported by objectives: 2d, 2i</i>	Zoning	High	Short Term	PC C
Encourage small neighborhood retail and service development near residential districts to serve the convenience needs of the immediate neighborhoods. <i>Supported by objectives: 2f, 2i</i>	Zoning	Medium	Medium Term	PC C
Evaluate the benefits of zoning the areas adjacent to the two I-196 interchanges for expanded commercial opportunities. <i>Supported by objectives: 2h</i>	Study	Medium	Medium Term	SOM C PC
Concentrate large scale commercial development in areas where public infrastructure can adequately support such activities. <i>Supported by objectives: 2g, 2h</i>	Zoning	Low	Long Term	PC C ZA
Support Interconnectivity in large scale residential neighborhood developments within the utility service area. <i>Supported by objectives: 1a, 2a</i>	Zoning	Low	Short Term	PC Dev C

### Goal #3 – Public Resources and Infrastructure

Project	Product	Priority	Time Frame	Lead
Encourage and support the development and completion of the Blue Star Linear Trail through Casco Township. <i>Supported by objectives: 3g</i>	Trail	High	Medium Term	WMRPC AC SOM TB
Develop Ordinance Language for all types of alternative energy use and development. <i>Supported by objectives: 3d</i>	Zoning	High	Short Term	PC C DEV
Regularly review the utility service area to determine any need for expansion. <i>Supported by objectives: 3a</i>	Utility Service Area Updates	Medium	Ongoing	TB
Coordinate with the Allegan County Road Commission on the maintenance and improvement of the Township Roads. <i>Supported by objectives: 3b</i>	CIP	Medium	Ongoing	TB AC
Collaborate with other providers on the expansion of utility services as development warrants. <i>Supported by objectives: 3a</i>	Zoning, Policy	Medium	Long Term	NJ TB DEV



## MAP 7. Future Land Use

Casco Township, Allegan County, MI

September 8, 2025

### LEGEND

- Agriculture
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Lakeshore Residential
- Commercial

0 0.5 1.0  
MILES



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: McKenna 2025



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