

Casco Township Planning Commission

Regular Meeting

July 16, 2025

6:00 PM

Casco Township Hall

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

Members Absent: Ryan **Brush**

Audience: Missy **Fojtk**, Julie **Cowie**, Dave & Mary **Campbell**, Allan **Overhiser**, Mark & Wendy **Muchlfeld**, Tim **Tomezak**, Lisa **Tuohy**, Steve **Earls**, Mark **Siewert**, Scott **Berens**, Jim **McManus**

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

2. Review and approve agenda:

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

3. Public comment –

Mark **Muehfeld** – 439 Bluestar Hwy commented that he had sent an e-mail to the PC and the Township Board Re: Daydreamer Domes actively advertising an outdoor music event planned for August 2nd. He requested that the PC come to a decision, tonight, if this specific kind of an event is an allowed ancillary use to a campground, before this event happens.

4. Correspondence –

Litts stated that emails had been rec'd from:

07/19 e-mail from Elise **Millmar** a resident of Windcliff Shores subdivision Re: increase in congestion, noise and littering tied to Daydreamer Domes activities

07/15 e-mail from Tom & Mary **Wolff** residents of 7147 Windcliff Dr. Re: stating that the Musical events are not an incidental use of the Daydreamer Domes property with over 25 of these types of events scheduled between June and September of this year.

07/14 e-mail from Karen & Bob **Daykin** residents of 487 Sunset Lane asking if the initial Special Land Use (SLU) application would have included an open air concert venue would the PC have approved it?

07/14 letter from John & Lisa **Tuohy** Residents of 7266 Elm St Re: the commercial use of the Daydreamer Domes property and the definition of “Ancillary Use”, or lack thereof.

07/19 letter from Mark & Becky **Siewert** Residents of 7172 Windcliff Shores Re: Zoning and permit violations related to music events, entertainment, and public gatherings at Daydreamer Domes.

07/11 letter from Mark & Wendy **Muehfeld** Residents of 439 Bluestar Hwy RE; two issues; the lack of a definition of “Ancillary Use” and the interpretation being too vague.

07/12 e-mail from Mark & Wendy **Muehfeld** Residents of 439 Bluestar Hwy with supporting documents showing that the property is being marketed as a “new hub for connecting, collaboration, and creativity in the music industry”.

07/12 e-mail from Ross & Renee **Wooten** residents of 7240 Elm St Re; noise pollution, specifically thumping bass and vibration coming from music played at Daydreamer Domes.

07/24 letter from Edward & Mary **Sullivan** concerned that use of the Daydreamer Domes property stays within the terms of the SLU approval for camping and hold **Fojitk** accountable to her April 2021 statements that the property would not be used as a music venue.

07/13 e-mail from Larry **Koehler** stating that even though **Fojitk** had withdrawn her request for an outdoor gathering permit she was still marketing and selling tickets the August 2nd event.

07/17 e-mail from the Windcliff Shores Assoc. Re’ their concerns that Daydreamer Domes is neither in compliance with their SLU nor the local Zoning regulations.

Fojitk wanted to submit a 2 minute video she had filmed today at the campground. Lisa **Touhy** commented that **Fojitk** had missed the deadline to submit correspondence. **Litts** agreed that it should be included at the next Regular PC meeting, in September.

Litts also requested that the original approved Special Land Use (SLU) for Daydreamer Domes, the original Campground ordinance, and the 2023 update to the Campground SLU provisions be provided to the PC members to review before for the September meeting. **Litts** stated that the Township attorney had advised him to request **Fojitk** to apply to amend her SLU approval, asking for permission for her specific types of ancillary uses, so that the PC can review and discuss any condition approvals at a Public Hearing (PH).

5. Approval of Minutes:

A motion was made by **Fleming** to approve the June 18, 2025 Regular Meeting Minutes, supported by **Macyauski**. All in favor. Motion carried.

6. Public Hearing – None

7. New Business:

a. Discuss/Review Campground text: Ancillary use.

Litts stated the intent was to allow extra things that would benefit the Glampers. **Fleming** commented that the original campground ordinance didn't allow commercial uses. **Macyauski** remarked that the noise was the neighbor's biggest concern. **Liepe** commented that it was also important to consider the area and the extra traffic. **Hecker** remarked that the area was busy in the 1990's too. **Litts** stated that they need to remove the generalities regarding "ancillary" and be more specific.

A motion was made by **Litts** that Daydreamer domes cannot have any advertised music events on the property until their SLU approval is reviewed, and the ancillary uses approved, at the regular September PC meeting. Supported by **Hecker**. **Litts-Y, Fleming-Y, Knisley-Y, Hecker-Y, Liepe -Y, Macyauski -N**

Macyauski asked for an example of an advertised Music Event. Litts held up a flyer from Midwest Connect event scheduled for August 2nd.

Litts commented that it is in **Fojitk's** best interest to make the neighbors happy between now and the PH. **Liepe** commented that she does not want events allowed in the Rural Residential (RR) district. **Hecker** stated that the allowed ancillary uses need to be in the zoning ordinance. **Liepe** commented that there is a time limit to events in the Agricultural (AG) District. **Hecker** reminded everyone that the original presentation stated that there would not be music.

Macyauski wants more than two weeks to review the application packet. **Liepe** attempted to make and withdrew a motion that no outdoor music be allowed on the property until the September meeting. She did so because **Macyauski** did not agree and thought it was unfair to **Fojitk**, since no violations have been cited. **Macyauski** then called **Knisley** out, asking why he had not visited the property, even though **Litts** had requested that all of the PC members do so before tonight's meeting. Steve **Earls** then stormed out of the meeting, threatening legal action against the PC. **Liepe** remarked that hopefully the new Noise ordinance will fix these problems.

8. Old Business:

a. Continue update of Master Plan (MP)

Jim **McManus** read through the Action Plan with the PC members. **Macyauski** and some others complained that there were no page numbers on the e-mailed drafts of the Chapters. The PC requested that **McManus** remove Section 4.2 Green Infrastructure. They also went over some of the Maps. It was determined that a workshop meeting would be set up for Thursday September 4th at 6pm to work on the Future land Use (FLU) map and review the final draft of the Master Plan (MP). The plan is to have this meeting before the Board meeting so that the board

can review/approve, and then the 63 day waiting period can commence, and then they can have a PH in November.

9. Administrative reports:

Zoning Administrator – **Smalley** absent

Township Board Representative – **Fleming** had nothing to report.

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

10. Public comment:

Wendy **Muehfeld** – 439 Bluestar Hwy commented that the definition of “loud” can be interpreted differently. Sound travels and I have no choice and can’t escape it. She compared the upcoming event to the Electric Forest and is concerned about what will happen. She believes Daydreamer Domes will just have the large gathering and simply receive a \$50.00 slap on the wrist; wondering if she needs to retain legal counsel to hold **Fojitk** to her approved use as a Campground.

Tim **Tomezak** – 7163 Windcliff wondered what his recourse is when the Campground Events get too loud. He also requested that the general public be provided the same packet that the PC will be reviewing for the PH.

Lisa **Touhy** – 7266 Elm St Thanked the PC for going over all of the correspondence sent and thanked **Hecker** for taking the time to go through the previous minutes and agreeing that these events are not focused on the campers. **Touhy** also commented that the Municode is not up to date. She ended with a comment directed to **Macyauski** accusing him of bullying Liepe into withdrawing her motion.

Mark **Muehfeld** – 439 Bluestar Hwy commented that the noise from the bass is non-directional so simply turning the speakers will not be effective. He questioned who would be sending a formal letter regarding tonight’s decision to **Fojitk** and also expressed concern that a \$50.00 fine was not enough of a punishment. He also thanked the PC for hearing the Residents.

Litts responded that **Fojitk** attended the meeting and was aware of the motion made. **Overhiser** stated that he would ask the Township Attorney to send a letter to the property owner and the promoter Midwest Connect. **Overhiser** asked for clarification on what an advertised event included. **Hecker** responded that anything is on the website calendar, Instagram, or Facebook.

Dave **Campbell** – Resident of Glenn Shores wondered why there had not been a PH when the Campground Ordinance was changed in 2023. He doesn’t understand why the PC would want to legitimize any of these event expansions and told **Litts** to “get it right”. He then also called **Macyauski** out for being a bully during the meeting.

Approved 9-17-25

11. Adjourn 8:54 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary