

CASCO TOWNSHIP, ALLEGAN COUNTY
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Zoning Board of Appeals of Casco Township will conduct a public hearing and regular meeting on Thursday November 13, 2025 at 7:00 p.m. at the Casco Township Hall, 7104 107th Ave, South Haven, MI 49090, within the Township.

PLEASE TAKE FURTHER NOTICE that the item to be considered at said public hearing include the following:

Mike and Karen Tracy have petitioned for a variance to add two additions on the north side of the house and construct a detached garage at 920 Adams 0302-150-009-00. Additions: Required side setback is 10 feet; request is for 6.2 feet of relief (to be 3.8ft from property line) Detached garage: Required front setback is 25ft; request 5ft of relief (to be 20ft from front property line); required side setback is 10ft; request 6.2 ft of relief (to be 3.8ft from property line)

De 11/4 Jeffery and Anita Cassetta have petitioned for a variance to construct a garage addition at 7439 Eaton Dr 0302-450-031-00. Required front setback is 25ft; request is for 9ft of relief (to be 16ft from front property line). *postponed*

PLEASE TAKE FURTHER NOTICE that the application packet can be reviewed at the Casco Township Hall during regular business hours at 7104 107th Ave, South Haven or by contacting the Zoning Administrator for an electronic copy 1-800-626-5964 mtsallegan@frontier.com

PLEASE TAKE FURTHER NOTICE that written comments may be submitted to the Township Clerk at the Township Hall, by mail, to address below, or email to the zoning administrator mtsallegan@frontier.com. All written comments must be submitted no later than 5:00pm the day preceding the public hearing (*Wed November 12th, 5pm*).

Casco Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Casco Township Clerk.

Rachel Ridley
Casco Township Clerk
7104 107th Ave, South Haven MI 49090
269-637-4441

Tasha Smalley
Zoning Administrator
1-800-626-5964

CASCO TOWNSHIP
Casco Township Hall
7104 107th Ave. South Haven MI 49090
ZONING BOARD OF APPEALS
Agenda
Thursday November 13, 2025 7:00PM

1. Call to Order, Roll Call

2. Approval of agenda

4. Public comment (non-agenda items)

5. Public Hearing

1. Mike and Karen Tracy have petitioned for a variance to add two additions on the north side of the house and construct a detached garage at 920 Adams 0302-150-009-00. Additions: Required side setback is 10 feet; request is for 6.2 feet of relief (to be 3.8ft from property line) Detached garage: Required front setback is 25ft; request 5ft of relief (to be 20ft from front property line); required side setback is 10ft; request 6.2 ft of relief (to be 3.8ft from property line)

open public hearing

Applicant explain request

correspondence

audience for / against comments

any further discussion

close public hearing

a. Discussion / decision of variance request

2. Jeffery and Anita Cassetta have petitioned for a variance to construct a garage addition at 7439 Eaton Dr 0302-450-031-00. Required front setback is 25ft; request is for 9ft of relief (to be 16ft from front property line).

open public hearing

Applicant explain request

correspondence

audience for / against comments

any further discussion

close public hearing

*Requested
Dec 11 meeting*

b. Discussion / decision of variance request

7. Old Business

a. anything else that may come before the ZBA

8. Approval of previous minutes 9/11/25

9. Public comment

10. Adjournment

Memorandum: Casco Township Zoning Board of Appeals
Date: October 31, 2025
From: Tasha Smalley, Zoning Administrator
RE: STAFF REPORT - Variance requests – front and side yard setback

Meeting date: Thursday November 13, 2025 7:00PM

Owner: Mike and Karen Tracy
Mailing Address: 7092 Forest Way, Brighton MI 48116

Subject Property: 920 Adams Road
Parcel #: 0302-150-009-00

LDR- Low Density Residential District

8.03 District Regulations

Minimum lot area – 20,000 sq ft / s&w 10,000 sq ft

Minimum lot width – 100 feet / s&w 85 ft

Front setback – 50 feet / w&s 30 ft

Side setback – 25 feet / w&s 15 ft

Rear setback – 40 feet

Maximum building height 35 feet

3.28 Nonconforming lots, uses, or structures

B3b Min lot width 60 feet

Min lot depth 100 feet

Max lot coverage 25%

Front setback – 25 feet

Side setback -- 20 feet

Rear setback – 10 feet

Analysis

Property 0302-0150-009-00 is a non conforming lot of record
Lot area: 50x166 = 8300sqft

The applicants have petitioned for variances to add two additions on the north side of the house and construct a detached garage 14x20.

3.28B3b(6) - Additions: Required side setback is 10 feet; request is for 6.2 feet of relief (to be 3.8ft from property line)

3.28B3b(4) & 3.07F - Detached garage: Required front setback is 25ft; request 5ft of relief (to be 20ft from front property line); required side setback is 10ft; request 6.2 ft of relief (to be 3.8ft from property line)

Casco Township Zoning Board of Appeals

7104 107th Ave., South Haven, MI 49090 Zoning Administrator: 269-673-3239

Application to the Zoning Board of Appeals to authorize a variance from the requirements of the Zoning Ordinance.

To the Zoning Board of Appeals: Request is hereby made for permission to:

Extend: <u>the homes footprint</u>	Use:
Erect: <u>A garage and addition</u>	Convert:
Alter: <u>The second story</u>	Parcel #: <u>02-150-009-00</u>

Contrary to the requirements of Section(s) 3.28 of the Zoning Ordinance, upon the premises known as 920 Adams St. South Haven 49090 and described as:

lots 9&12 Cedar Bluff, part of Section 7, Town 1 North, (attach legal description)
Range 16 West, Casco Township, Allegan County, Michigan.

The following is a description of the proposed use:

Name of Applicant (if different from the owner) 427 Builders LLC / April Freeman
Address 858 W. 32nd Street PO Box 1078 Phone 616.886.5080
City Holland State MI Zip 49423
Email april@427Builders.com

Interest of Applicant in the premises:

Name of Owner(s) Mike and Karen Tracy
Address 7092 Forest Way Phone 810.588.2078
City Brighton State MI Zip 48116
Email mike-tracy@comcast.net, Ktracy01@comcast.net

Approximate property dimensions, size 50' x 166'

Proposed use of building and/or premises Part time Cottage

Present use of building and/or premises Full time cottage, more square footage needed

Size of proposed building or addition to existing building, including height Garage 20x14x25
Addition 24x16 Addition 8x9
Addition total height 25'

Has the building official refused a permit? NO

If there has been any previous appeal involving the premises; state the date of filing, nature of the appeal and disposition of same. (use separate sheet) N/A

Since a variance cannot be authorized by the Board of Appeals unless it finds reasonable evidence that all of the following conditions exist, it is imperative that you give information to show that these facts and conditions do exist. (Reference Section 20.08 of the Zoning Ordinance for additional requirements).

1. Granting the variance will not be contrary to the public interest and will ensure that the spirit of the Ordinance is observed.

THE PROPOSED ADDITION WILL MAINTAIN
THE CHARACTER OF THE NEIGHBORHOOD AND PRESERVE
SIGHT LINES, ACCESS AND LIGHT

2. The variance is being granted with a full understanding of the property history.

THE NARROW LOT WIDTH HAS ALWAYS
PRESENTED SETBACK CHALLENGES SINCE THE
ORIGINAL PLOTTING.

3. Granting the variance will not cause a substantial detriment to property or improvements in the vicinity or in the district in which the subject property is located.

THE PROPOSED STRUCTURE ALIGNS WITH
SIMILAR NEARBY COTTAGES.

4. The variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for those conditions reasonably practical.

THE VARIANCE REQUEST IS NOT GENERAL
OR RECURRING. THE LOTS NARROW 50' WIDTH IS
UNIQUE TO THIS PARCEL.

5. That there are practical difficulties in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances include any of the following:

- a. Exceptional narrowness, shallowness or shape of a specific property on the date of this ordinance.
- b. Exceptional topographical conditions.
- c. By reason of the use or development of the property immediately adjoining the property in question.
- d. Any other physical situation on the land, building or structure deemed by the ZBA to be extraordinary.

THE NARROW WIDTH AND EXISTING STRUCTURE
LOCATION MAKE IT DIFFICULT TO COMPLY WITH
BOTH SIDE AND FRONT SETBACKS

6. That granting the variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity in the same zoning district.

GRANTING THE VARIANCE IS NECESSARY FOR PRESERVATION
OF A PROPERTY RIGHT.³

10/08/2025

On July 8th, 2008, 920 Adams Rd. South Haven, Michigan became our pride and joy.

We never dreamed of owning a gem near the beautiful coastline of Lake Michigan. After spending time at the home of Bob and Julia Sherwood on Adams Rd, in the summer of 2007-2008, we heard from long time Cedar Bluff residents Ed and Hazel Guige that their friends at 920 Adams, were ready to sell.

We made arrangements to see this hidden gem, as it was completely covered with trees and an over-growth of vegetation. We never knew it existed. With one step in the front door, we looked at each other and immediately, said YES!

This little cottage had a long history in Cedar Bluff Park (est. 1922 by the Catt family) before we took possession. According to records and from the Catt granddaughter, our neighbor Sherry Brenner, the property since 1947 had 7 previous owners and very little had been changed or updated prior to us taking occupancy in 2008. We quickly updated the electrical system and plumbing and added a new well.

As we began to clear the overgrowth from the front yard, to the amazement of neighbors and passer-byes this little treasure was beginning to reveal itself.

Throughout the years we continued to enhance the exterior of the property with fresh paint, new roof, plants, flowers and trees. The grounds of our property literally became a showcase and in 2019 we hosted the South Haven Garden Walk.

However, working with an all-brick interior structure of 720 sq. ft. our hopes of making this a year-round home were very limited. The brick walls made it difficult to install proper HVAC systems, additional plumbing and electrical. The up-stairs roofline pitch is a headspace hazard and has not allowed us to add any closets or safe access storage space. There are no full-length closets in the entire home.

Now that we are retired, we wish to spend much more time in our "Happy Place". With our proposed renovation we are just looking for a few more creature comforts.

We are committed to this beautiful community of Cedar Bluff Park. Following the bluff erosion in recent years the Cedar Bluff community contributed \$16,000 per household to rebuild our stairs to the beach. Our neighbors have now become our lifetime friends. We want to stay. We just want to make our tiny place more liable year-round.

We have poured every bit of our heart and soul into this property it has been no less than a true labor of joy and love.

This home will never be a rental. This little gem is too precious to us.

Best regards,

Mike and Karen Tracy

810-588-2078

810-923-6356

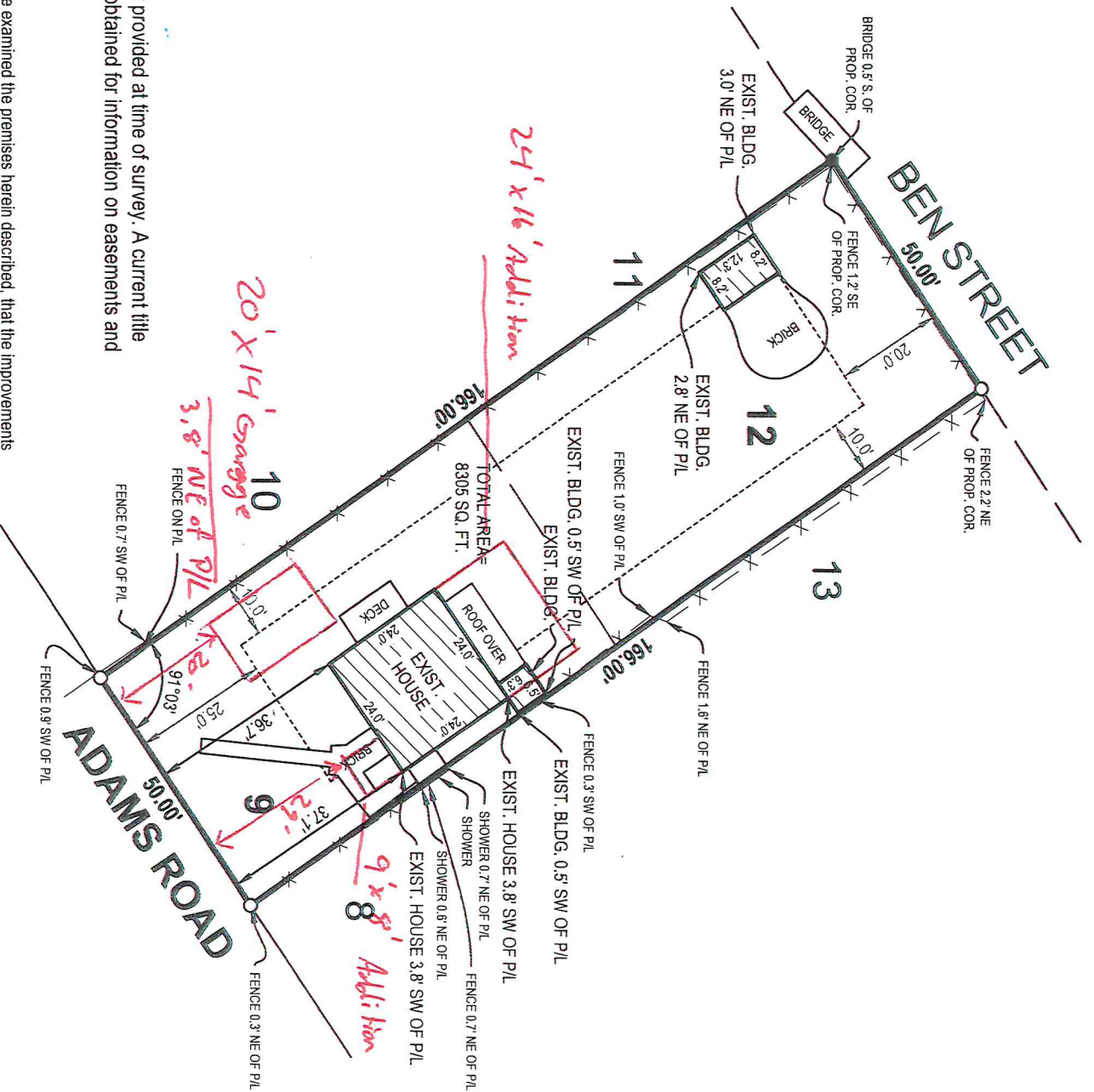
DESCRIPTION

Lots 9 & 12, Cedar Bluff Par
West, Casco Township, Alle

(Tax Description)

LEGEND

○	Iron-
●	Iron-
— X — X —	Fenc
---	Zoni
▨	Exisl
▭	Cont
P/L	Prop



Note: Title work was not provided at time of survey. A current title commitment should be obtained for information on easements and restrictions of record.

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

By: *Scott A. Hendges*
Scott A. Hendges Licensed Professional

SCALE: 1" = 30' 0"

427 B
April F
PO Bc
Holland, I
920 Ad
DRAWN BY: NH DATE: 9/19/2021
REV. BY: NH R.V. DATE: 9/2
REV.: ADDED SETBACKS

Casco Township Zoning Board of Appeals

September 11, 2025

7:00 PM

Casco Township Hall

Present: Chairman Matt **Hamlin**, Matt **Super**, Dian **Liepe**, Mary **Campbell**

Members Absent: Vice Chair Alex **Overhiser**

Also Present: Zoning Administrator Tasha **Smalley**, Recording Secretary Jennifer **Goodrich**, Tom **Frey** Progressive AE, Andrew **Rossell** AR Engineering, William **Deary** (Applicant)

1. Call to order: Meeting was called to order by Chairman **Hamlin** 7:00PM
2. Review and approve agenda: A motion was made by **Liepe** to approve the agenda, supported by **Super**. All in favor. Motion carried.
3. Public comment: None
4. New Business

a. Public Hearing

Bowhead Land group LLC (William **Deary**) has petitioned for a variance to exceed the required maximum side wall height for a new residential storage building at 316 Blue Star Hwy, 03-02-5075-010-00. Required maximum side wall height is 16 feet; request is for 25 feet sidewall height.

Open Public Hearing – 7:02

Rossell started the presentation by explaining to the ZBA that a typical gabled roof pitch on a 16' side wall could be 32' 8" at its peak. The proposed design of this building will have a shed style roof with a 25' side wall in the front of the building sloping to a 20' wall in the rear. This design will allow headspace for a mezzanine area/second floor.

Deary then took over the narrative by providing the ZBA with a floorplan for the building and his proposed private car museum, dedicated to his love for Carroll Shelby memorabilia. Shelby was involved with the AC Cobra and Mustang for the Ford Motor Company. He developed the Ford GT40, the car that won the 24 Hours of Le Mans in 1966, 1967, 1968, and 1969. **Deary** started collecting Carroll Shelby posters and T-shirts and eventually ended up collecting Shelby cars. Today, **Deary** has a private museum called the Carroll Collection that he would like to move from its current location in Jackson, MI to his

family's property in Casco Twp. **Deary** explained to the ZBA that this was for his own personal use and would not be open to the general public.

Correspondence: Denise & Richard **Lopez** – sent an email stating that approving this variance could start a precedent and they don't want to retire to an area that looks Warehouses.

Close Public Hearing – 7:40

Campbell commented that the property was certainly big enough to accommodate a building this stature to store **Deary's** valuable collection. **Super** agreed that it was a feasible idea since there wouldn't be any events or noise. **Deary** reiterated that it would not be open to the general public or used for any large group gatherings.

Hamlin stated that the petition met the standards of the facts of finding, the other ZBA members agreed.

Campbell made a motion to approve 9' of relief from the maximum side wall height. **Liepe** seconded the motion. All in favor. Motion carried

6. Old Business: None

7. Approval of Minutes:

A motion was made by **Liepe** to approve the May 8th 2025 ZBA Meeting minutes, supported by **Campbell**. All in favor. Motion carried.

8. Public comment: None

9. Meeting Adjourned at 7:46pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary