

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 15, 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. 3/18/26 meeting
6. Public hearing – none
7. New Business:
 - a. Any other business that may come before the commission
8. Old Business:
 - a. Continue zoning ordinance update – min dwell size, ADU
 - 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 May 20, 2026 6:00PM

Sec. 3.20. - Minimum requirements for principal dwellings outside of manufactured housing communities.

It is the intent of this Section to establish minimum standards of construction and appearance for all single-family dwellings placed in the Township, outside of manufactured housing communities, whether such dwellings are constructed as a manufactured home or constructed on a lot. Agricultural labor housing shall not be subject to this Section. Construction and placement of a single-family dwelling on any lot or parcel shall be permitted only if the dwelling complies with all of the following standards:

A. If the dwelling unit is a manufactured home, the manufactured home must be one of the following:

1. New and certified by the manufacturer or appropriate inspection agency as meeting the Mobile Home Construction and Safety Standards of the U.S. Department of Housing and Urban Development of 1976, as amended, or any similar successor or replacement standards which may be promulgated.
2. Used and certified by the manufacturer or appropriate inspection agency as meeting the standards referenced in Subsection 1 above, and found, on inspection by the Township building official, to be in excellent condition, safe and fit for residential occupancy.

B. All dwelling units shall provide a minimum height between the floor and ceiling of seven and one-half feet.

C. The dwelling unit shall have a minimum horizontal dimension across any front, side and rear elevation of 24 feet at time of manufacture, placement or construction.

D. Construction standards shall be in conformance with the laws and regulations of the State of Michigan as from time to time amended.

E. Reserved.

F. The wheels, pulling mechanism, and tongue of any manufactured home shall be removed prior to placement on a foundation.

G. All dwellings shall be connected to a sanitary sewer or septic system and water supply system approved by the Township, County Health Department or appropriate State agency.

H. All dwellings shall provide steps or porch areas, permanently attached to the foundation where there exists an elevation differential of more than one foot between any door and the surrounding grade.

I. All dwellings shall provide a minimum of two points of ingress and egress for adequate fire access.

J. Prior to issuance of a building permit for any dwelling unit, construction plans, including a plot plan adequate to illustrate compliance with the requirements of this Ordinance, shall be submitted to the Zoning Administrator. If the dwelling unit is a manufactured home, there shall also be submitted adequate evidence to assure that the dwelling complies with the standards applicable to manufactured homes set forth in this Section.

K. The dwelling unit shall comply with all applicable building, electrical, plumbing, fire, energy and other similar codes which are or may be adopted by the County or Township, and with applicable Federal or State standards or regulations for construction. Appropriate evidence of compliance with the standards or regulations shall be provided to the Zoning Administrator.

L. All additions to dwellings shall meet all the requirements of this Ordinance as well as all applicable construction codes.

M. A minimum of 100 square feet of enclosed storage space, excluding closets, shall be provided for each dwelling. Said enclosed storage space may consist of a basement, garage, shed or other structure approved by the Zoning Administrator.

N. The foregoing standards shall not apply to a manufactured home located in a manufactured housing community licensed by the Michigan Manufactured Home Commission and approved by the Township according to the provisions contained in [Chapter 10](#), of this Ordinance except to the extent required by State or Federal law.

O. In order to protect adjacent properties, during all phases of construction, the grade shall be designed and landscaped such that storm water run off is managed in a manner which does not create or add additional damage on adjacent properties for all earth moving activities after the effective date of this amendment in LR-A, LR-B, LDR, MDR zoning districts.

([Ord. No. 01182022-1](#), § 5, 1-18-2022)

Sec. 8.03. - 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.

Low Density Residential (LDR) District	
Minimum lot size**	Public sanitary sewer available—10,000 square feet
	No public sanitary sewer available—20,000 square feet
Minimum lot width**	Public sanitary sewer available—85 feet
***	No public sanitary sewer available—100 feet
Front yard setback*	30 feet if public sanitary sewer available;
**	50 feet if no public sanitary sewer available

Side yard setback**	15 feet if public sanitary sewer available;
	25 feet if no public sanitary sewer available
Width to depth ratio	1:4
Rear yard setback**	40 feet
Maximum height of all buildings	35 feet
Maximum lot coverage	25 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
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* Also see Section 3.10—Additional Setbacks for Structures Adjacent to Major Roads.

** see 3.28B for parcels or lots in a platted subdivision.

*** Per Section 3.09 B, Waterfront lots.

**** The water front setback shall have the minimum setback required by the EGLE (Environment, Great Lakes & Energy). If the waterfront parcel is not regulated by the EGLE the water front setback shall not be less than 65 feet from edge of the bluff.

(Ord. No. O31819-1, § 6, 3-18-2019; Ord. No. 07172023-1, § 5, 7-17-2023)

DRAFT Minimum Dwelling size

Chapter 8 LDR Low Density Residential District

8.3 District Regulations	
Minimum lot size **	Public sanitary sewer available—10,000 square feet
	No public sanitary sewer available—20,000 square feet
Minimum lot width** ***	Public sanitary sewer available—85 feet
	No public sanitary sewer available—100 feet
Front yard setback * ** *** ****	30 feet if public sanitary sewer available; 50 feet if no public sanitary sewer available
Side yard setback **	15 feet if public sanitary sewer available; 25 feet if no public sanitary sewer available
Width to depth ratio	1:4
Rear yard setback **	40 feet
Maximum height of all buildings	35 feet
Maximum lot coverage	25 percent
Minimum dwelling unit size	720 square feet

* see [Section 3.10](#)—Additional Setbacks for Structures Adjacent to Major Roads.

** see 3.28B for parcels or lots in a platted subdivision

*** Per Section 3.09.B, Waterfront lots

****The water front setback shall have the minimum setback required by the EGLE (Environment, Great Lakes & Energy). If the waterfront parcel is not regulated by the EGLE the water front setback shall not be less than 65 feet from edge of the bluff.

9. Shipping containers may be used as accessory buildings as long as all applicable building code requirements are met.

B. Non-Residential Requirements.

1. Accessory buildings for authorized non-residential uses in residential zoning districts and non-residential uses in non-residential zoning districts shall be subject to requirements for principal buildings.
2. The total square footage of accessory buildings on a lot shall not exceed the square footage of the principal building on the lot on which they are situated.

C. Farm Buildings. See Section 8.130.

Section 8.30 Accessory Dwelling Unit

A. General Requirements.

1. Single-Family. Accessory dwelling units are limited to single-family lots.
2. Number. Only one (1) accessory dwelling unit shall be permitted per principal dwelling and per lot.
3. Occupancy. The principal dwelling or the accessory dwelling unit shall be occupied and used by the owner as their primary, year-round residence. Only one rental permit shall be issued for a lot with one (1) principal building and one (1) accessory dwelling unit.
4. Setbacks. Attached accessory dwelling units shall comply with all setback requirements applicable to the principal dwelling. Detached accessory dwelling units shall comply with all setback requirements applicable to accessory buildings.
5. Appearance. Attached and detached accessory dwellings shall retain a residential appearance consistent with the architectural design and building materials of the principal dwelling, including but not limited to roof material, roof type, siding material, and window type and placement.
6. Area. Accessory dwelling livable floor area shall not exceed 600 square feet. The square footage shall also not exceed the maximum accessory building square footage per Section 8.20 A.7. The minimum area is subject to Building Code compliance.
7. Metering and Mailing Address. The accessory dwelling shall not have a separate meter for public utilities, such as electric and gas service, or a separate mailing address.
8. Outside Agency Permits. Accessory dwelling units shall adhere to all requirements by outside agencies, including but not limited to the Allegan County Health Department (well and septic) and the Michigan Department of Environment, Great Lakes, and Energy.

B. Specific Requirements for Detached Accessory Dwelling Units.

1. A lot shall not be divided in a manner that separates a detached accessory dwelling unit and principal dwelling unit onto separate lots if the division results in a nonconformity.
2. A new detached accessory dwelling unit to be constructed shall not be located closer to a

front lot line than the principal dwelling.

3. In the case of a detached ADU over garage space, such as a carriage house, the first-floor garage space shall not count against the maximum square footage applicable to the accessory dwelling unit.
4. The minimum square footage shall be the minimum necessary to comply with applicable building codes.
5. A detached ADU shall not exceed one and a half (1.5) stories. The overall height of a detached ADU shall not exceed the height of the principal dwelling. However, the height of a detached accessory dwelling unit over garage space, such as a carriage house, may exceed the height of a single-story principal dwelling by 14 feet and may be two (2) stories.

Section 8.40 Accessory Structures

- A. **Permit.** Unless a special land use or site plan review is required, a permit shall be issued prior to the construction of any accessory structure.
- B. **Requirements.** Unless otherwise specified in this ordinance, accessory structures shall comply with the height and setback requirements for principal buildings in the applicable zoning district.

Section 8.50 Adult Entertainment Establishments

- A. **Applicability and Intent.** These standards are intended to regulate adult entertainment establishments; promote the health, safety, morals, and general welfare of the citizens of the Township; and establish reasonable and uniform regulations to prevent the deleterious location and concentration of sexually oriented businesses within the Township, thereby helping to reduce and eliminate the adverse secondary effects from such sexually oriented businesses. These standards have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of these standards to restrict or deny access by adults to sexually oriented materials protected by the First Amendment of the U.S. Constitution or Michigan statute or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of these standards to condone or legitimize the distribution of obscene material.
- B. **Location Requirements.**
 1. Adult entertainment establishments are restricted to the Interstate Transportation Overlay District.
 2. No adult entertainment use shall be located within 250 feet of the exterior boundary of any residential zoning district or 500 feet from any dwelling.
 3. No adult entertainment use shall be located within 1,000 feet of the exterior boundary of any place of worship, K-12 school, library, day care center, public community center, park, fairground, recreation center, and publicly owned or maintained building opened for use by the general public.
 4. No adult entertainment use shall be located within 750 feet of any other adult entertainment use, whether such adult entertainment use is within or outside the

Draft Text – last meeting discussed Feb 2025

Add - 3.20 O. Accessory Dwelling Units (ADU)

1. ADU only allowed on parcels with an existing dwelling that is homestead.
2. Allowed in zoning districts that allow a dwelling.
3. The size of the ADU shall not exceed the lot coverage of the zoning district. There is not a minimum size, but must meet all requirements for a dwelling in the building code (as amended from time to time)
4. The ADU shall meet the setbacks as required in the zoning district. If the ADU is not attached to the dwelling the setback per 3.07G apply.
5. An ADU is allowed by Right.
6. Only one ADU is allowed per parcel.
7. An ADU can be used as a Rental, long term or short term.
8. ADU cannot be split from primary dwelling unless meets the requirements for primary dwelling (size, setbacks and lot coverage)
9. If a single wide is used for an ADU, the home must have a permanent perimeter foundation. (*very draft text*)

Definition ideas:

Add to - 2.05 Dwelling

D. Dwelling Unit, Accessory

DWELLING UNIT, Accessory: A dwelling unit that is permitted only on properties with a single detached principal dwelling unit. ADUs include a kitchen, a sleeping area, and full bathroom facilities.

DWELLING UNIT, ACCESSORY. A dwelling unit located on the same lot as a principal use, located either within the principal use or within a detached accessory building, including a kitchen, sleeping quarters and a bathroom facilities.

The initial questions to create the text

Accessory Dwelling Unit

There must be a dwelling on the property to have an ADU.

1. What district(s) should be allowed?
2. What size should they be?
 - a. *Cap a max size?*
 - b. *No more than 50% of existing home?*
 - c. *Same as the min dwell size?*
 - d. *No size limit?*
 - e. *The size not to exceed lot coverage of the district?*
 - f.
3. Where should they be located on the property?
 - a. *Rear or side yard?*
 - b. *Meet the setbacks of the district*
 - c. *Be (???)ft from the dwelling?*
 - d. *Only 2nd floor?*
 - e. *other*
4. *Allowed by right or allowed by special land use?*
5. *Limit the number of ADU on a property? 1 per parcel*
6. *Short term rental regs? Can they be rented or just used by owner?*