

CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 17, 2021
6:00 PM
Meeting via ZOOM

1. Call to order
2. Review/Approval of Agenda
3. Interested Citizens in the audience will be heard on items **NOT** on the Agenda & Correspondence received (2 minutes each)
4. Approval of minutes:
 - a. 12/16/20 Public Hearing minutes
 - b. 12/16/20 Regular meeting minutes
5. Introduce new members and Election of Officers
6. *2021 Calendar review*
7. Old Business:
 - a. Any old business that may come before the commission
8. New Business:
 - a. Proposed text amendment discussion
 - *Winery – special land use provisions*
 - *Farm Market move to General Provisions*
 - *Campground - # of sites to have a “store”*
 - b. Revised text amendment tickle file
 - c. Any new business that may come before the commission
9. Administrative Reports
 - a. Zoning Administrator
 - b. Township Board representative
 - c. Report from ZBA representative
 - d. Water/Sewer representative
10. General Public Comment (2 minutes each)
11. Adjourn

Casco Township Planning Commission
Public Hearing – via Zoom
Proposed text amendments
December 16, 2020; 6:00 PM

Members Present: Chairman Dave Campbell, Vice Chair Lewis Adamson, Secretary Andy Litts, Board Representative Dan Fleming, ZBA Representative Dave Hughes, and PC member Greg Knisley

Absent: None

Also Present: Zoning Administrator Tasha Smalley, Janet Chambers Recording Secretary and Supervisor Overhiser and Deputy Clerk Kathy Stanton

1. Call to Order: The meeting was called to order by Chairman Campbell at 6:00 PM
1. Review and Approve agenda: Motion by Adamson, supported by Litts to approve agenda. Roll Call: Campbell-yes; Adamson-yes; Litts-yes; Fleming-yes; Hughes-yes; Knisley-yes. Motion carried 6-0.
2. Public Comment- other than agenda items: None
3. Overview of the Public Hearing Notice: Campbell reviewed agenda
4. Open Public Hearing: Motion by Litts, supported by Adamson to open public hearing at 6:08 PM. Roll Call: Campbell-yes; Adamson-yes; Litts-yes; Fleming-yes; Hughes-yes; Knisley-yes. Motion carried 6-0.

Proposed Text amendments:

1. **Add Medical Marijuana growing as allowed use in AG district.** Discussion ensued about how this would be regulated. The township adopted a stand-alone ordinance. The stand-alone ordinance and the state laws will regulate growing of medical marijuana. The Planning Commission will need to add Section 2.14 M to the Zoning Ordinance and Section 5.02 will need to be listed as permitted.

Fleming questioned why, when other medicines are more regulated, is marijuana just permitted. He stated that if it was up to him, he would not allow it.

A motion by Adamson, supported by Litts to recommend to the board to approve the amendment of Section 2.14M and 5.02 to allow growth of Medical Marijuana: Roll Call: Campbell-yes; Adamson-yes; Litts-yes; Fleming-no; Hughes-yes; Knisley-yes. Motion carried 5-1.

Amendment as follows:

Medical Marijuana Grower means as defined in the Michigan Medical Marijuana Facilities Licensing Act, and as regulated by state laws, state regulations and the Township's Marijuana Regulation Ordinance, all as amended from time to time.

And Chapter 5. Agricultural District 5.02 Permitted uses and special uses to the Zoning Ordinance to read as follows:

Medical Marijuana Growers P (permitted)

2. Add fire pits 3.28B5; amend 3.39A4 fire pits; add 3.43 fire pits.

Discussion ensued about the reason the board wanted the PC to revisit the firepit amendment. The board felt it should apply to all residential districts. They also felt it could be changed to 15' from the property line. The smallest setback in residential districts in small lots of record, which is 10'. If the firepit setback is 15' and the setback for a structure is 10', the firepit would be 25' from a structure, thus meeting the SHAES 25' requirement.

Commissioners discussed the possibility of someone getting a setback variance for something less than 10', putting them closer than 25' from an existing firepit. Fleming said if they request a variance knowing that it puts them too close to a firepit, that would be on them.

A motion by Adamson, supported by Hughes to recommend to the board to approve the amendment to Section 3.28B, 3.39 and 3.43 as presented in draft. Roll Call: Campbell-yes; Adamson-yes; Litts-yes; Fleming-yes; Hughes-yes; Knisley-yes. Motion carried 6-0.

Section 3.28B as follows:

A fire Pit shall not be less than twenty-five (25) feet from any structure or building or combustible material and have a setback of fifteen (15) feet from a property line. The maximum size shall be three (3) feet wide by two (2) feet high, and be in full compliance with all other regulations set forth by SHAES (South Haven Area Emergency Services) or any successor organization as of November 1, 2017, or as amended.

Section 3.39 Rental of single-family dwellings A.4 Fire pits to the Zoning Ordinance to read as follows:

A fire Pit shall not be less than twenty-five (25) feet from any structure or building or combustible material and have a setback of fifteen (15) feet from a property line. The maximum size shall be three (3) feet wide by two (2) feet high, per regulations set forth by SHAES (South Haven Area Emergency Services) or any successor organization as of November 1, 2017, or as amended.

Section 3.43 Fire Pits in Residential Districts (RR, LR-A, LR-B, LDR, 3.28 Lots) to the Zoning Ordinance to read as follows:

A fire Pit shall not be less than twenty-five (25) feet from any structure or building or combustible material and have a setback of fifteen (15) feet from a property line. The maximum size shall be three (3) feet wide by two (2) feet high, and be in full compliance with all other regulations set forth by SHAES (South Haven Area Emergency Services) or any successor organization as of November 1, 2017, or as amended.

5. Close Public Hearing: A motion by Adamson, supported by Litts to close public hearing at 6:18 PM. Roll Call: Campbell-yes; Adamson-yes; Litts-yes; Fleming-yes; Hughes-yes; Knisley-yes. Motion carried 6-0.

Minutes prepared by Janet Chambers, Recording Secretary

Draft

Regular Zoom Meeting of Casco Township
Planning Commission; December 16, 2020
(Immediately Following the Public Hearing)

Members Present: Chairman Dave Campbell, Vice Chair Lewis Adamson, Secretary Andy Litts, Board Representative Dan Fleming, ZBA Representative Dave Hughes, and PC member Greg Knisley

Absent: None

Also Present: Zoning Administrator Tasha Smalley, Janet Chambers Recording Secretary and Supervisor Overhiser and Deputy Clerk Kathy Stanton

1. **Call to Order and review agenda:** The meeting was called to order at 6:19 PM. Chairman Campbell reviewed the agenda and there were no changes. A motion by Knisley, supported by Litts to approve the agenda as printed. Roll Call: Campbell-yes; Adamson-yes; Litts-yes; Fleming-yes; Hughes-yes; Knisley-yes. Motion carried 6-0.
2. **Interested Citizens in the audience will be heard on items NOT on the Agenda & Public Correspondence received:** none
3. **Accept minutes:** (Campbell)
 - A. 11/18/2020 Regular Meeting (Attachment 1) A motion by Hughes, supported by Fleming to approve: Roll Call: Campbell-yes; Adamson-yes; Litts-yes; Fleming-yes; Hughes-yes; Knisley-yes. Motion carried 6-0. Minutes approved with the addition of the attendance listed at the top.
4. **Approved 2021 PC Calendar** (Campbell):
 - A. **January election of officers:** Zoom meetings will be extended until March. Chairman Campbell will be retiring and Adamson, as Vice Chair will call meeting and elect new officers.
 - B. **Composition of 2021 PC team:** Supervisor Overhiser said the board will appoint replacements for Hughes and Campbell, who are both retiring, and there is one more vacancy Supervisor is still working on.
5. **Administrative Reports:**

Zoning Administrator (Smalley) (Attachment 2): Commissioners had questions listed on the ZA report including :

 - Violations sent out on illegal RVs. On 71st Street two for campers and one blight violation.
 - Linda Lamb, 81 North Shore got a variance for a pool, with a condition not to use as a STR. She registered it as a rental anyway. Someone complained and the ZA sent out a violation letter. Knisley questioned the period of time she has a rental permit. Supervisor Overhiser said this would be a zoning violation, and rentals would need to stop now. Campbell asked if this will qualify Lamb for a fine. Smalley said she sent the letter of violation, and if she stops now, that will be the remedy. Smalley said at the variance meeting Lamb was insistent that she would not rent it, and Smalley trusted her. Smalley will wait to see if she rents again to take further action.

- Campbell asked about inquiries at 480 Lakeshore. Smalley said the property runs north and south on the lake, and there were 2 separate requests.
- Litts question the 6th item on Eddington. Where is this? Smalley said near Pershing to Lincoln, then Washington. It is a long parcel with 3 fronts that the owner would like to divide and wanted to know what the setbacks would be.
- Commissioners asked about the Dotson blight hearing was coming. Smalley said they had a pretrial and would have another hearing on Friday for a settlement.
- Supervisor Overhiser said there was a complaint on trailer being moved in where it was not allowed. Smalley called and it has been moved out.
- ZA Chair (Hughes): Not met

Water/Sewer representative (Adamson): There were a couple of appeals. One was someone who wanted to extend sprinkler system discount into October. That was turned down. Another was a developer who wanted a reduction in connection fees. That was also turned down.

They have allowed VB County dispatch use water tower for better signal response.

Capital improvement plans for years and years will be covered by the rate increase. This includes all lines from Casco to SHAWSA. Different parts in system that are aged. Supervisor Overhiser said smoke tests were done in 1996 and repairs will be coming. They have identified the need for \$6,000 a year for 20 years to comply with the clean water act.

Township Board (Fleming): Congratulations to Fleming for being the newly elected Board Member. His first meeting will be next Monday. Fleming had a couple of things to say about the coastal resiliency meeting. He did not attend live but reviewed recorded meetings. Fleming said he does not doubt there are some good intentions, but questioned motives. Some information was particularly good for builders, but not appropriate for Planning Commissions.

Fleming said the country was set up with people elected to make decisions, then unelected people are appointed, unelected bureaucrats. (one step away from elected people such as a Planning Commission). We call in experts like Zoning Administrators (now 3 steps away from the people). The people in Coastal Resiliency are volunteers that have an agenda. One example is there was a 1 hr. 36 min meeting. Second meeting was focus groups, at the next meeting they will present a Master Plan Draft. Fleming does not see where they get from 5 focus groups of 10 min each to writing a Master Plan. Fleming was tentative about a master plan being put together so quickly.

Discussion continued about erosion of 1' per year. State Law says you can walk the beach. Putting up revetments will block the beach, cause sandbars to go down, affect neighboring property. They are bringing in a lot of information, but the format they are using makes Fleming leery.

Fleming will forward on a link to the meetings so commissioners can listen to them.

Knisley said the lake is going to claim land and will affect everybody differently.

Supervisor Overhiser said the planning gets ahead of where the understanding is. The value of what is going on will be long term. You will not see the affects in the next months or years. He felt Casco should participate to see where Casco fits in. Focus was on the affects of revetments and possibility it will interfere with sand creations that would naturally occur. Maybe something else besides revetments will save the sand. There is no basis for stopping anyone from putting in revetments. They are moving rather quickly almost like there is a predetermined end game with some values to certain municipalities. There is not one answer for sure.

6. **Old Business:** (Campbell)

- a. **Update: Board decisions on 3.30A:** Board adopted.
- b. **Update: Board approved amendments as proposed by PC:** Campbell did not understand what the outcome of excavation 330A was. The Board kicked it back for rework. Smalley said the board wants it to be simplified. They were not in agreement of what they wanted the PC to do. Campbell said the main point Macyauski raised was documentation concern and what the cost would be to builders. Campbell feels in order to have any kind of teeth there would need to be documentation. Clearly cases where water being shoved onto roads and surrounding properties is a problem. It got push back in terms of documentation Smalley said they wanted to change the word nuisance to ponding. Knisley asked what if it just floods them and does not pond? What falls to the zoning administrator; before during and after construction, where the water is, what is naturally happening and what is going to happen at the end. Macyauski was upset with inspections being required. Campbell was not sure why that was an issue. He was under impression that Smalley came out with a zoning permit for a house. Campbell was disappointed at the questions being raised.

Overhiser said the board is looking for simplicity, more direct language. They are trying to fill that hole with something to offer property owners who are injured. Nothing exists to protect neighbors with a single lot construction, as they are with a development. In single parcel situations there is nothing to offer the property owners other than civil court. There needs to be a way to simplify it.

Campbell said as far as wording, he called Smalley and asked what could actually be enforced and we came up with the wording. Providing documentation is difficult to deal with.

Fleming said the way the drain commissioners deal with drain problems is to get boots on the ground and discuss it. Go out to the property and to discuss it.

Adamson said we are not going to solve this tonight and should move on.

- i. **Section 3.17 Recreational Vehicle Storage or Parking in Residential Districts:** Board approved
- ii. **Section 3.32 Fences:** Board approved

- c. **Planning for Resilient Coastal Communities Workshjop** (Fleming): discussed under Board report.
 - d. **Planning Commission bylaws Section 3.D “Other duties the Township Zoning Act reserves for the Planning Commission”**: no discussion
 - e. **Any old business that may come before the Commission**: none
7. **New Business**: (Campbell)
- a. None
 - b. **Any other business that may come before the Commission**: none
8. **General public Comment**:
9. **Adjourn**: Meeting was adjourned at 7:07 PM

Minutes prepared by Janet Chambers, Recording Secretary

Casco Township

Planning Commission 2021

Month	6PM Regular Mtg*	6PM Public/Special Mtg**	Joint PC/Board Mtg***
January	20th	If Needed	
February	17th		
March	17th	If Needed	
April	21st		
May	19th	If Needed	1st
June	16th		
July	21st	If Needed	
August	18th		
September	15th	If Needed	
October	20th		
November	17th		
December	15th		

***1. Regular Meetings are scheduled for the 3rd Wednesday of each month. When a Public Hearing is scheduled on these evenings it will begin at 6PM and be followed immediately by the Regular Meeting.**

2. Only one Public Hearing will normally be scheduled on a regular meeting night

**** Hold for possible Public/Special/workshop meeting(s) on the 4th Wednesday of the months designated.**

***** Annual Meeting 9AM to 12PM(noon)**

Guidelines:

- 1. Public Hearing(s) and Site Plan Review(s) packets shall be distributed to members and available to public 15 days prior to meeting.**
- 2. Regular meeting agenda will be distributed electronically no later than the Friday before the Regular Meeting date.**

Proposed Special Use Winery text – 2-17-21

Proposed to be allowed in the AG and RR with a special land use

This proposed draft is to start the discussion. Feel free to add or take away any of this proposed text. Very general list of special use provisions.

1. Minimum lot size _____?
2. Any structure shall meet the setbacks of the zoning district.
F 50 S 50 R 50
3. Shall be located on the farm from which the product/fruit is grown for wine production.
4. Parking shall comply with Article 18 for retail.
5. Signage shall comply with Article 19.
6. No more than 5000 sq ft shall be devoted to tasting room and retail sales.
7. Hours of operation shall be limited to 7a-9p
8. Entertainment functions are subject to an additional special use Special Events Venue.

M. *Dry cleaning and laundries.*

1. There are no specific requirements for dry cleaning establishments, other than the general review standards of Section 15.03.

N. *Elderly housing.*

1. Parking shall be provided at the rate of one space per unit. Should units revert to general occupancy, then two parking spaces per unit shall be provided.
2. Minimum lot size shall be one acre with a minimum of 2,400 square feet of lot area per dwelling unit (a maximum of 18.15 dwelling units per acre).
3. The number of dwelling units in an elderly housing project may exceed the 20 units per building by no more than 50 percent (ten units per building) if the facility is licensed by the State of Michigan for nursing care or as a home for the aged. If the facility is not licensed by the State of Michigan the number of units may exceed 20 units per building by no more than 25 percent (five units per building).
4. All units in the building shall have a minimum of 450 square feet per unit.
5. A covered drop-off and pick-up area shall be provided on-site in close proximity to the main entrance.
6. Walkways shall be provided from the main building entrances to the sidewalk along the adjacent public or private road(s).

Farm markets. Farm markets shall be subject to the Generally Accepted Agricultural and Management Practices (GAAMPs)—see definition for farm markets.

1. A single-family dwelling may be located on the property.
2. The principal product(s) processed or sold on the premises shall be primarily produced in the agricultural operation.
3. Farm market activities may include entertainment functions associated with the farm including, but not necessarily limited to, cider processing, donut making, pumpkin carving, hayrides, apple dunking, and Christmas tree cutting.
4. No activity or structure shall be located within 50 feet of the public road right-of-way.
5. The maximum floor area devoted to display and sales shall not exceed 3,000 square feet.
6. Access to the use shall be located in accordance with County Road Commission requirements.
7. Access to the site shall be located at least 100 feet from any intersection as measured from the nearest right-of-way line to the nearest edge of the intersection, and shall be located a minimum of 50 feet from any property line.
8. Farm markets shall be located no closer than 100 feet from any lot line which abuts a residential zoning district or dwelling unit.
9. Suitable containers for rubbish shall be placed on the premises for public use.

parking ?

*SLU @
move to
General
Provisions*

** DISCUSS
provisions*

10. Storage structures shall be permitted.
11. Hours of operation shall be limited between the hours of 7:00 a.m. and 10:00 p.m.
12. One ground sign, not exceeding 20 square feet, and one wall sign, not exceeding 12 square feet, may be erected on the property. Such signs shall otherwise meet the requirements of Chapter 19 where applicable.

P. General retail of over 5,000 square feet.

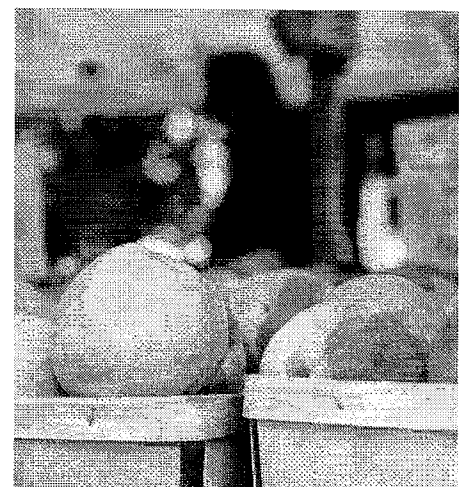
1. Such facilities shall be prohibited on lots nonconforming because of lot area or width.
2. Such use shall be prohibited in buildings nonconforming because of setbacks or other dimensions.
3. Stormwater management for the site shall include low-impact design elements that shall reduce the volume and velocity of stormwater discharge from the site.
4. A traffic impact study may be required by the Planning Commission.
5. Applicant shall show a demonstrated need for this size of business by way of market studies and shall quantify how the use is not already provided for within the South Haven market area.

Q. Hospitals, clinics and convalescent homes.

1. The minimum lot area shall be five acres.
2. The proposed site shall front upon a paved County road. The ingress and egress for all off-street parking facilities, deliveries, and emergency vehicles shall be directly from a paved County road.
3. Minimum main and accessory building setbacks from all lot lines shall be 50 feet.
4. Ambulance and emergency entrance areas shall be visually screened from view of adjacent residential uses by a building or by a sight-obscuring wall or fence of six feet in height.
5. No power plant, laundry, or loading area shall be located nearer than 300 feet to any adjacent residential zoning district.
6. No more than 25 percent of the gross site area shall be occupied by buildings, excluding parking structures.

R. Indoor commercial recreational and entertainment facilities, such as theaters, bowling lanes, billiard parlors, and skating rinks.

1. The proposed site shall front upon a paved County primary road. All ingress and egress shall be from a paved County primary road.
2. Any lot line abutting a residential zoning district shall provide a greenbelt in accordance with Section 3.33.
3. The main and accessory buildings shall be located a minimum of 100 feet from any residential zoning district.



Generally Accepted Agricultural and Management Practices for Farm Markets

January 2021

Michigan Commission of Agriculture & Rural
Development
PO BO 30017
Lansing, MI 48909



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INTRODUCTION

As farmers look for ways to keep their businesses economically viable, many have chosen to shift their operations from a farmer-to-processor to a direct market business model. This includes selling raw and value-added products directly to the consumer through on-farm establishments, farmers markets, and other agricultural outlets. This allows farms to take advantage of consumer interest in agritourism, the “buy local” movement, and a desire for a connection with farmers and food production. These activities have far-reaching economic impacts. Many regions have capitalized on the growth of farm markets by developing regional farm market and culinary trails, and tourism promotion based on authentic culinary experiences offered by local farm markets. Farm markets provide the opportunity for visitors to meet a farmer, learn about modern agricultural practices, and gain access to fresh, local, nutritious food. Finally, farm markets and the associated farm, help maintain green space adding to the quality of life. Thriving farmland enhances the beauty of communities, retains residents, and attracts visitors. As farm operations engage in direct sales and on-farm activities, conflicts have arisen regarding oversight of these businesses.

Michigan is a Right to Farm (RTF) state and the RTF Act defines a “farm operation” as meaning the operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products. This definition includes, but is not limited to marketing produce at roadside stands or farm markets. Farm markets offer farm related experiences and farm products through a variety of agritourism activities. The experience in turn promotes sale of more farm products and provides an added income stream to support the farm business, the farm family, and surrounding communities; and keeps farmland in production.

Although the RTF Act includes farm markets in the definition of a farm operation, this definition does not define a farm market or describe specific marketing activities. These GAAMPs for Farm Markets were developed to provide guidance as to what constitutes an on-farm market and farm market activities.

PHYSICAL CHARACTERISTICS OF A FARM MARKET

Use of space

A farm market may be a physical structure such as a building or tent, or simply an area where a transaction between a customer and a farmer is made. The farm market must be located on property owned or controlled (e.g., leased) by the producer of the products offered for sale at the market. All retail space, farm market structures, and locations where transactions occur, at a new or expanding farm market, that are greater than 120 square feet must meet a minimum setback of 165 feet from all non-farm residences and all new or expanding farm markets are not authorized under this GAAMP on platted lots within a subdivision created under the Michigan Land Division Act (Act 288 of 1967, MCL 560.101, *et seq.*) or preceding statutes and on condominium units within a condominium (sometimes referred to as "site-condos") created under the Michigan Condominium Act (Act 59 of 1978, MCL 559.101, *et seq.*); however, farm markets are permitted in such areas if authorized by association rules or pursuant to a local ordinance designed for that purpose, unless prohibited by association rules. A farm market should have a written site plan for potential MDARD review that preempts local government regulations.

Buildings

If the farm market is housed in a physical structure as defined and regulated by the Stille-Derossett-Hale Single State Construction Code Act (Act 230 of 1972), the structure must comply with the Stille-Derossett-Hale Single State Construction Code Act (Act 230 of 1972), including road right-of-way areas and ingress and egress points.

Parking and Driveways

Parking and driveway surfaces may be vegetative, ground, pavement, or other suitable material. However, other parking and driveway requirements must comply with all applicable regulations.

Vehicle Ingress and Egress

Any farm market and affiliated parking operating along a public road must obtain all appropriate ingress and egress permits.

Signage

The operator of the farm market must comply with all applicable state and federal regulations for signs. A minimum of one roadside sign is allowed pursuant to local sign ordinance setbacks, lighting, height and size requirements.

For further information concerning this GAAMP you may contact the Michigan Department of Agriculture and Rural Development or Michigan State University Extension.

ADVISORY COMMITTEE

Listed below are the advisory committee members for the Generally Accepted Agricultural and Management Practices for Farm Markets.

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The operators of farm markets often conduct other activities and services designed to attract and entertain customers while they are at the farm market, and broaden goods and services offered for sale to the public. The activities in the table below are beyond the scope of these management practices, and may be regulated by other governmental bodies.

Farmers who plan to conduct these activities are responsible for obtaining and maintaining regulatory approval from appropriate government agencies. This is not considered an all-inclusive list.

2019 Stamp

On Farm Activity	On Farm Activity typically regulated by:		
	Federal	State	Local
Bakery		MDARD if selling only	Health Dept. if on-site food consumption
Bed & Breakfasts (B & B)			Health Dept. for on-site food consumption, local regulation
Beer Breweries	ATTB	MDARD/MLC	Local regulation
Bonfires			Local regulation
Camping			Local regulation
Carnival Rides		DLRA	Local regulation
Cider Mill (non-alcoholic)		MDARD if selling only	Health Dept. if on-site food consumption
Concerts			Local regulation
Cooking Demos			Health Dept. if on-site food consumption
Corn Mazes			Local regulation
Distilleries	ATTB	MDARD/MLC	Local regulation
Festivals			Health Dept. for on-site food consumption, local regulation
Fishing Pond			Local regulation
Food Service			Health Dept. for on-site food consumption
Haunted Barns/Trails			Local regulation
Hunting Preserves		DNR/MDARD	
Mud Runs			Local regulation
Petting Farms	USDA		Health Department
Play-scapes			Local regulation
Processing/bottling - Dairy		MDARD	Health Dept. if on-site food consumption, local regulation
Processing - Meat	USDA	MDARD	Health Department
Processing - Fruits & Vegetables	USDA/FDA	MDARD	
Riding Stables		MDARD	Local regulation
Social Events			Health Dept. for on-site food consumption, local regulation
Winery/Hard Cider	ATTB	MDARD/MLC	Local regulation

Proposed Campground text – 2-17-21

15.03

E. Campground and RV parks

#5 in part...change to:

containing 10-59 sites, convenience store floor area not to exceed 1000 sq ft;

60+ sites, convenience store floor area not exceed 2500 sq ft.

8. Accessory retail or service uses, including but not limited to gift shops, art studios, wine tasting, antique shops, bakeries, and other similar uses may be permitted provided they are cumulatively no more than 3,000 square feet in area.
9. Meals may be served only to the operator's family, employees, and overnight guests.
10. No such use shall be permitted on any property where there exists more than one other bed and breakfast establishment within 750 feet, measured between the closest property lines.
11. Exterior refuse storage facilities beyond what might normally be expected for a detached single-family dwelling shall be prohibited.

E. Campgrounds and recreational vehicle parks.

1. The minimum project size for a campground or recreational vehicle park shall be three acres. The project shall provide direct vehicular access to a public or private road.
2. A minimum distance of 15 feet shall be provided between all recreational vehicles and tents within a project.
3. Public stations, housed in all-weather structures, containing adequate water outlet, waste container, toilet and shower facilities shall be provided.
4. Each project containing more than 60 camping or recreational vehicle sites shall provide a masonry building containing showers and flush toilet facilities.
5. No commercial enterprise shall be permitted to operate on the project, except that a convenience shopping facility may be provided within a project containing more than 60 camping or recreational vehicle sites. Such convenience store, excluding laundry and similar ancillary uses, shall not exceed a maximum floor area of 1,000 square feet.
6. Each project shall provide gravel or hard-surfaced, dust-free vehicle parking areas for site occupant and guest parking. Such parking area shall be located within 400 feet of the camping or recreational vehicle site it is intended to serve (except in the case of sites specifically designated only for tent camping).
7. Each camping or recreational vehicle site shall contain a minimum of 1,500 square feet. Each site shall be set back from any right-of-way or property line at least 75 feet.
8. Each recreational vehicle site shall have direct access to a gravel or hard-surfaced, dust-free roadway of at least 24 feet in width for two-way traffic and 12 feet in width for one-way traffic. Parking shall not be allowed on any roadway in the project. Sites specifically designated for, and only used for, tent camping, need not have direct vehicular access to any road.
9. Any open drainage ways must have seeded banks sloped at least three feet of vertical run for each one foot of vertical rise and designed to properly drain all surface waters into the County drain system, subject to approval by the Allegan County Drain Commission.

10. The project and use shall meet all applicable regulations of any relevant County or State agency, including but not limited to, the Allegan County Health Department, the Michigan Department of Natural Resources, and the Michigan Department of Environmental Quality.

F. *Churches.*

1. The proposed site shall abut and have direct access to a paved County road. All ingress and egress shall be to and from a paved County road.
2. Parking shall not be permitted within any required yard.
3. Outside activities shall not take place within 50 feet of any property line abutting a residential zoning district.
4. A greenbelt shall be provided in accordance with Section 3.33, where, in the opinion of the Planning Commission, screening is required to minimize visual, noise, or other effects from the proposed use or parking area.

G. *Commercial kennels.*

1. The minimum lot size shall be two acres for the first ten animals, plus one additional acre for each additional five animals.
2. All buildings or areas in which the animals are kept or exercised shall be set back a minimum of 100 feet from any adjoining property line.
3. A screened/landscaped area in compliance with Section 3.33 shall be provided between all buildings or areas in which the animals are kept or exercised and any adjacent residential use.
4. Animal waste shall be managed to prevent odors and other nuisances.
5. A kennel permit shall be obtained from the Allegan County Animal Control Department.

H. *Contractor yards.*

1. Principal and accessory buildings and structures shall not be located within 200 feet of any residential zoning district.
2. Any outside storage shall meet the special use requirements for outdoor storage, as specified in this Chapter.
3. Outdoor sales and display areas shall be limited to ten square feet for each linear foot of building frontage.
4. All driveways, parking, loading, storage, and vehicular circulation areas shall be paved or treated so as to prevent dust.
5. No display area shall be located within the required front yard, or within 20 feet of any side or rear lot line.

I. *Country clubs and golf courses.*

1. The minimum lot size shall be 40 acres, unless the use is located within a residential PUD.

Casco Township Planning Commission

Future Projects / Amendments

This list is generate by Tasha Smalley – ZA

Winery provision for SLU – the Z0 does not currently have provisions for Winery; existing ones were approved under an incorrect avenue (farm market)

Drainage issue / storm water retention – finish text

LR-A, LR-B, LDR Lake Mich setback 200ft when not regulated by EGLE – take average setback of the 5 adjacent dwellings on each side

15.030 farm market should not be a SLU, violates GAAMP; remove as SLU, move to General Provisions

19 Signs – review for compliance of new case law (attorney already drafted)

Ag District; commercial uses; farm repair, greenhouse/retail

MZEA updated March 2019, go thru ordinance for updates; revised definitions and new regulation – child care center, adult foster care, foster care; references from DEQ to EGLE

Campground – 2 phase for store, any # of lots 1000 sq ft; over 60 lots not to exceed 2500 sq ft

3.23 Projections in yards – needs clarification; does apply to 3.28; D. really needs reorganizing

3.07 Access Bldg - Should reference 3.28 and vice versa

3.20 Min dwell regs; Pole type dwellings; lower size

3.26 Private Road; possible 33ft easement instead of 66ft

3.40 Shared driveway; add to other zoning districts

3.34 Temp dwelling not allowed; reconstruct after fire, etc

Michigan Township Services Allegan

111 Grand
Allegan, MI 49010

Invoice

Date	Invoice #
1/8/2021	3618

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Permit fees December 2020	891.00	891.00
0.25	12/1 Sam Jellic 380-036-00 lot size regs	48.00	12.00
0.25	12/1 Denzil Cotera, Lot 70 Birchwood, min dwell regs, setbacks, buildable lot questions	48.00	12.00
0.25	12/1 Rick Ortiz 146 Blue Star, bed and breakfast use questions	48.00	12.00
0.25	12/2 Auer, 003-007-11/13 lot combo approval	48.00	12.00
0.25	12/2 Missy, old golf course, proposed campground regulations	48.00	12.00
0.25	12/3 Jim Chambers Beethoven/Washington lot regulations; size, min dwell, setbacks	48.00	12.00
0.25	12/3 Paula, boundary line adjustment questions	48.00	12.00
0.25	12/3 Felix, 71st, called re: violation letter, camper / junk cars; will work on removing	48.00	12.00
0.25	12/4 David Bos, 662 Waters Edge, ZP new res	48.00	12.00
0.25	12/7 Rock Wood (Twp attorney) review settlement agreement, Dotson (68th/103rd)	48.00	12.00
1	12/7 PC packets prepared for website & permanent file - May, June, July, Aug 2020	48.00	48.00
0.25	12/7 Mitch Kreiger, min dwell reg, pole type dwelling	48.00	12.00
1	12/8 office hour	48.00	48.00
0.25	12/8 Paula Lewison, Land Div regs 570-052-00	48.00	12.00
0.25	12/9 Hunter, 062-026-00 land div approval	48.00	12.00
Total			

Michigan Township Services Allegan

111 Grand
Allegan, MI 49010

Invoice

Date	Invoice #
1/8/2021	3618

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
0.25	12/9 12-16 PC agenda	48.00	12.00
0.25	12/9 Brian Timmer, 7419 Baseline, zoning, setbacks, land div regs	48.00	12.00
0.25	12/9 Mike Dubbink 7419 Baseline, possible land div regs	48.00	12.00
0.25	12/9 Val, Ridgeway Realestate, 7419 Baseline, prop for sale, property information	48.00	12.00
0.25	12/10 Michael Divelb, 7419 Baseline, property information, property for sale	48.00	12.00
0.25	12/14 Rick Ortis, bed and breakfast questions 146 Blue Star	48.00	12.00
1	12/15 office hour	48.00	48.00
1.25	12/16 Planning Commission meeting	48.00	60.00
0.25	12/18 Earls, land division approval (old golf course) Blue Star	48.00	12.00
0.25	12/21 Earls, lot combo approval 744-005/007 & 745-024 (lot 17&18)	48.00	12.00
0.25	12/22 Jared Kalina 94 Pershing, shed and fence regs	48.00	12.00
0.25	12/22 Ken Slucter 013-029-50/20 lot area regs	48.00	12.00
		Total	\$1,371.00

Michigan Township Services Allegan

111 Grand

Invoice

Date	Invoice #
2/3/2021	3630

Bill To
Casco Township 7104 107th Ave South Haven MI 49090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Zoning January 2021		
0.25	1/4 Kevin Troller 840 Blue Star, shed for pool regs	48.00	12.00
2	1/5 office hours	48.00	96.00
0.5	1/5 Lance Weebly, emails 760-178/180-00 explain setbacks	48.00	24.00
0.25	1/6 Duval, 7114 Maple zoning permit	48.00	12.00
0.25	1/7 Mike Matan, 640-001-14 lot combo regs	48.00	12.00
0.25	1/7 Zoe Baum 1123 Edgewater, fence regs	48.00	12.00
0.25	1/8 Lauren Longfellow, lot for sale, only 35ft width, not buildable	48.00	12.00
0.25	1/11 Cottage Home, lot combo 085-003-00/10; 086-020-30/00	48.00	12.00
0.25	1/11 Memo for Board, lot combo 380-188-00/ 185-00, 20 ft	48.00	12.00
2	1/12 office hour	48.00	96.00
0.25	1/13 Debbie Ehrlich, Greenridge realty, 640-001-14 land div questions	48.00	12.00
0.25	1/13 Cottage Home, 196 74th, 3 ZP	48.00	12.00
0.25	1/15 Mr. Morton 6159 Baseline, pole barn regs	48.00	12.00
0.25	1/18 Brian Dillman 488 Solace Way, 760-011/-12-00 lot combo	48.00	12.00
0.25	1/19 Dan Ciesla land div questions 002-010-00	48.00	12.00
2	1/19 office hours	48.00	96.00
		Total	

