

APPROVED 4/5/17

SPECIAL MEETING
CASCO PLANNING COMMISSION
MARCH 8, 2016 6:00 PM

Members Present: Chairman Daniel Fleming, David Campbell, Dian Liepe, Lewis Adamson, Greg Knisley, Judy Graff and Dave Hughes

Absent: None

Staff Present: Janet Chambers, Recording Secretary

Also Present: Evan Tucker, Cheri Brenner, Paul Macyauski, approximately 15 citizens

Special meeting

1. **Call to order and review of agenda:** The Public Meeting was called to order at 6:00 PM. There were no changes to the agenda.
2. **Reading of Notice** The public notice (Attachment #1) was read by Chairman Fleming. The meeting was for review of a Special Use application for a Bed and Breakfast operation requested by Evan Tucker, 5555 N Sheridan Rd., Chicago IL 60640. The location for the Bed & Breakfast would be at 988 Blue Star Highway, South Haven. (Parcel #302-160-082-00).
3. **Presentation by applicant Evan Tucker:** Tucker began with an explanation of why he did not attend the originally scheduled Jan 4th, 2017 meeting. He stated that he originally spoke to Ellingsen on October 4 about a Bed & Breakfast. He asked Ellingsen when the hearing would be, and expressed concern about his availability. He was told it would be by the end of 2016. Oct. 14 Tucker submitted his first draft application. Nov. 8th Tucker and his sister met with Ellingsen. Again, concerned about the hearing being held during a time he would be out of the country, Tucker discussed this with Ellingsen. Ellingsen assured him if the hearing fell during his vacation he could send his sister or another family member. He was assured by Ellingsen this would not be irregular.

Tucker stated his reason for applying for the Special Land Use, Bed & Breakfast, was because short-term rentals are currently in question in Casco. A Bed & Breakfast, although he recognized is different from STRs, is currently an allowed form of renting. Tucker's statement (attachment #2).

4. **Questions/comments from Planning Commissioners/Zoning Administrator**
Graff questioned a statement in Ellingsen's letter. Ellingsen states in the letter (attachment #3) it should be made clear to the applicant that the owner must occupy the dwelling whenever there is a renter in the dwelling, because Tucker also lives in Chicago. Graff stated that Ellingsen was asked to clarify the issue of Tucker's address. Ellingsen was not at the meeting due to illness.

Discussion ensued about whether the owner must be present or if an operator other than the owner would be sufficient. Campbell provided Michigan State information (attachment #4), which describes a bed & breakfast as follows: "A bed and breakfast is defined by law as a private residence that offers sleeping accommodations to lodgers in 14 or fewer rooms for rent in the innkeeper's residence in which the innkeeper resides while renting the rooms to lodgers, and serves breakfast at no extra cost to its lodgers."

Graff requested that Ellingsen clarify whether the owner is required to be present when there are renters, or if they could hire an operator to be present when the owner is not.

Tucker stated that he would be present when there are guests. He said he is not interested in having renters in his home for less than a week when he is not there.

Campbell said that because Tucker travels a lot and also lives in Chicago he may want to wait and see what happens with short-term rentals. If he has a bed & breakfast, he will be required to be present.

Discussion continued about the difference between short-term rentals and B&Bs. Tucker felt that the main difference is that a B&B would serve breakfast, and the owner would have to be present. He felt that having a permit for a B&B would allow him the option between B&B and short-term rentals. Tucker said that not all B&Bs operate 365 days a year, thus during the time he was not using it as a B&B, it would be considered his residence, and, he should have the right to rent his residence as a short-term rental. Commissioners explained that if he was a B&B, he would be limited to operating as a B&B only. Campbell advised Tucker to withdraw his request until he decides whether he wants a B&B or short-term rental. After much discussion on withdrawing the SLU request, tabling the request, or continuing with the request, Graff stated that it should be up to the applicant to make that call. Tucker declined to withdraw his request.

5. **Public Comment / correspondence:** Carol Rice said that being a B&B, you belong to associations, have rigorous inspection control, register with townships. It is a business and should have a business plan. It is very confusing and she felt Mr. Tucker should find out about it before there is a vote on whether he should be a B&B or not.

Chris Barczyk said there many standards to go through before voting on the SLU request. Also, there are laws to consider such as qualifying for a homestead tax based on amount of time rented, etc. Graff stated that if the PC would go through the standards.

6. **Close public hearing, deliberate and vote on whether or not to allow this Special Use:** Chairman Fleming read Page 15-2, Standards 1 – 3; and Page 15-5 D Bed and breakfast establishments, 1 – 11, with the following comments: #2 - water and sewer, Applicant said the water and sewer passed in 1971. Fleming said that would be covered in Chapter 17. #5 – number of bedrooms, there are three bedrooms on the main floor, and a 4th in the basement will be for the owner. #6 - signs, the applicant said he does not want signs. #7 – *owner must be present when renters are present* will be covered as a condition in the motion.
7. **Site Plan Review (If Special Use is granted)** Chairman Fleming led commissioners through Site Plan Requirements 1-29. Commissioners agreed on all requirements with the following condition on #27 – *Written reviews and approvals by the Allegan County Road Commission engineer, Allegan County Health Department and South Haven Area Emergency Services fire inspector.*

Motion by Campbell, 2nd by Liepe to approve the SLU with the following conditions:

15.5D #7- Owner must be present when renters are present

and

Site Plan Requirements #27 – Written reviews and approvals by the Allegan County Road Commission engineer, Allegan County Health Department and South Haven Area Emergency Services fire inspector.

All in favor. Motion carried.

8. **Public Comment:** None

9. **Closing comments and adjournment of Special Meeting.** Motion to adjourn by Adamson, supported by Graff. All in favor. Meeting adjourned at 7:30 PM.

Minutes prepared by Janet Chambers, Recording Secretary

Attachment #1: Notice of Public Hearing
Attachment #2: Evan Tucker's statements
Attachment #3: Ellingsen's letter
Attachment #4: Information on Michigan requirements for B&B provided by Campbell
Attachment #5: Sketch of property
Attachment #6: Tucker floor plan
Attachment #7: Tucker's answers to Section 15.02 C1 Attachment
#8: Real Estate Summary Sheet
Attachment #9: Plat map of area
Attachment #10: Map of neighbors
Attachment #11: Description of request
Attachment #12: Application

Casco Township **Notice of Public Hearing**

Please be advised that the Casco Township Planning Commission will hold a public hearing before the next regular meeting, Wednesday, 8 March 2017, at 6:00 pm (the regular meeting will start at 7:00 pm) at the Township Hall located at 7104 107th Ave., South Haven, MI 49090, to accept public comments and inquiries, and consider the following application:

A continuation of the review of a Special Use application (tabled from the 4 January 2017 meeting) for the addition of a new Bed and Breakfast operation submitted by Evan Tucker, 5555 N. Sheridan Rd., Chicago IL 60640, and located at 988 Blue Star Highway, South Haven, MI 49090 (Parcel #302-160-082-00). The applicant wishes to operate the existing single family residential structure as a B & B and rent three bedrooms. The building is located in the LDR (Low Density Residential) Zone which allows the use as a "Special Use". The applicant must comply with the requirements of Chapter 15, Special Uses and Chapter 17, Site Plan Review.

The application, site plans, and all other pertinent information may be viewed at the Township Hall during regular business hours. All interested parties may comment regarding the proposed use by attendance at the meeting or by letter or fax prior to the meeting. Your letter or comments will become part of the permanent record.

Facilities for impaired persons shall be made available upon 7 days notice to the Clerk.

Cheryl Brenner
Casco Township Clerk
Phone-269/637-4441

Alfred J. Ellingsen
Zoning Administrator
Fax-269/639-1991

(Please place in the South Haven Tribune for publishing on 5 February 2017)

1. Why I did not appear personally on January 4th.

I have received information that there were some comments made at past meetings that it was inconsiderate of me not to appear at the January 4th hearing and to not give notice of this.

My reply: I first spoke to Mr Ellingsen about the prospect of applying for a bed and breakfast permit on October 4. In that conversation, I inquired about when a hearing might actually be scheduled and expressed my concerns about my own availability. I was given the impression that a hearing before the end of the year was possible.

I submitted my first draft application on October 14.

My sister and I met with Mr Ellingsen on November 8. It occurred to me again that my hearing date could possibly fall on a day that I might be out of the country. I was told that if my hearing date did fall on such a day, that my sister could appear for me. I was assured that this would not be irregular.

I first learned on December 21 that a hearing had been scheduled for January 4, a day that I had planned and paid six months earlier to be at sea. At this point, my sister had already agreed to appear for me if necessary and I assumed that Mr Ellingson would share this with anyone concerned.

2. Why I applied for a bed and breakfast permit

In regards to any concern that I may have only applied for a B and B permit for the purpose of trying to "get around" the sudden interpretation of our ordinance by a judge that, after over a hundred years of short term renting in Casco to vacationers in the summer time, doing so is in violation of our ordinance, please allow me say the following:

As I understand it, the lake shore of Casco was, in substantial part, built on summer rentals. Indeed many of today's subdivisions sit on yesterday's vacation resorts.

To my knowledge, short term renting was occurring in Casco at the time our ordinance was written and short term renting has been occurring ever since. In all this time, I am not aware of the question being raised of whether the practice of short term renting is in harmony with our ordinance prior to the Sunset Shores case.

I understand that there are residents who are against property owners being allowed to continue to engage in a long established practice now that its legality has suddenly come into question.

Nevertheless, in my humble opinion, this commission's first priority should be looking to provide relief and stability for the property owners who's rights have been the most adversely and suddenly affected by recent developments, those who have had the rug pulled out from under them without any warning, commentary, input, deliberation or specific legislation vs those who have had decades to lobby for the promulgation of rules to regulate long established practices and have never bothered to do so.

Fortunately, with the contemplation of a recent resolution not to enforce the new interpretation of the ordinance as it relates to rentals for the next eight months, it is apparent to me that this is what this commission is now trying to accomplish and that it takes the matter very seriously. So, I appreciate this very much.

In any case, the truth is that my original motivation for applying for a B and B permit was to take advantage of the only legal path in the ordinance that currently exists that provides for any kind of short term renting at this moment.

That said, I understand that running a bed and breakfast is not exactly the same as other forms of short term renting. But, given the court's new interpretation, it remains the only type of short term renting I can legally pursue pro-actively while we all otherwise simply wait for the township to fully respond to the judge's ruling.

This raises the question: What are the salient differences between running a bed and breakfast and "short term rentals"? As far as I can tell, they are as follows:

1. Based on South Haven's ordinance's definitions, the major distinction between a "lodging rental", a category that includes "bed and breakfast rooms", and a "short-term rental" is that the former is "rented for a period of less than 48 hours" and the latter is rented for a term of "2 nights to 29 nights".
2. It is generally assumed that a Bed and Breakfast will "serve" breakfast.

Based on the above, it occurs to me that the reason there may have been a special use provision put in our ordinance for "Bed and Breakfasts" in the first place and not one of for other forms of "short term rentals" was probably because since "bed and breakfast" rentals are the most transient in nature and even involve the serving of food, they were the only use considered "special" enough to require any approval. Meanwhile, the right to otherwise short term rent your property has always been considered a given.

That said, I understand that this commission recently decided that it was never the intent of the ordinance to disallow short term rentals in Casco township. I strongly agree with and appreciate this recognition.

In any case, I do accept that operating a "bed and breakfast" is not the same as other forms of "short term renting". Indeed, it is more transient in nature. For this reason, I recognize and accept the need for greater supervision of guests on the part of the operator imagined in our ordinance's requirement that the operator "inhabit" the establishment.

Nevertheless, I am still interested in obtaining a permit to operate a Bed and Breakfast in accordance with the terms of the ordinance regardless of what the future may hold for other forms of short term renting.

It is my understanding that this commission already agreed with my case that my proposed use is consistent with the intent of the master plan. For this I am once again thankful for the wisdom and good faith of this commission. It is my sincere hope that the rest of my application will be as well received. Thank you very much.

#3

CASCO TOWNSHIP

Alfred J. Ellingsen
Building Inspector - Registration # P 003075
Zoning Administrator
7104 107th Ave.
South Haven, Michigan 49090
269/637-4441 Fax- 269/639-1991

17 February 2017

To: Casco Township Planning Commission - Revised report

Re: Evan Tucker – Special Land Use Home-Bed & Breakfast request
Parcel # 0302-160-082-00 – Approximately 1.9 acre parcel
Property address: 988 Blue Star, South Haven, Michigan 49090
Low Density Residential Zone

This is a request for review of a Special Use application for the addition of a new Bed and Breakfast operation submitted by Evan Tucker, 5555 N. Sheridan Rd., Chicago IL 60640, and located at 988 Blue Star Highway, South Haven, MI 49090 (Parcel #302-160-082-00. The applicant wishes to operate the existing single family residential structure as a B & B and rent three bedrooms. The building is located in the LDR(Low Density Residential) Zone which allows the use as a "Special Use". The applicant must comply with the requirements of Chapter 15, Special Uses and Chapter 17, Site Plan Review.

The proposed project has been duly noticed in the South Haven Tribune and to all residents and land owners within 300 feet of the property as required for a Special Land Use(SLU). The SLU should be adjudicated concurrently with Site Plan Review since the use requested is not a conforming use in the zone, in this case LDR. The precepts listed in Section 15.02C must all be answered in the affirmative in order for the project to be approved.

The applicant has answered the eleven specific questions found in Section 15.03D for a Bed & Breakfast. However, the PC should make it clear to the applicant that whenever renters are present in the dwelling the owner must occupy the dwelling at the same time, since Mr. Tucker also lives in Chicago. Also, that any proposed renters not occupy any travel trailers they may arrive in or tow to the B & B.

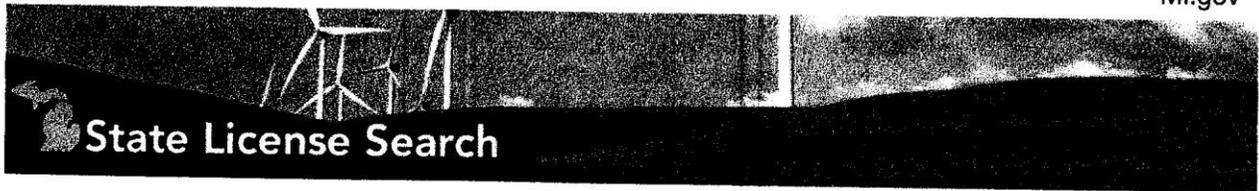
This request will have minimal impact on the neighborhood since there are very few residences within a quarter mile of the proposed use.

I have not asked for a formal sealed site plan in this case due to the minimal intrusion into the neighborhood this particular use indicates. It appears that the site plan and supporting documents comply with many of 29 site plan requirements, but most are not necessary to make an informed decision or are not applicable to this request. Of course, if the PC is uncomfortable with the site plan, the Commissioners may ask for specific items to be included and then table the hearing until a future meeting.

As always, the Commissioners may also ask for any reasonable information or conditional requirements that are deemed necessary to protect the health, safety, and welfare of the occupants in particular within the project building and site, and the Township citizenry in general.

Alfred J. Ellingsen

Alfred J. Ellingsen



STATE LICENSE SEARCH ALPHABETICAL LISTING

Bed and Breakfast

Description Of Business:

A bed and breakfast is defined by law as a private residence that offers sleeping accommodations to lodgers in 14 or fewer rooms for rent in the innkeeper's residence in which the innkeeper resides while renting the rooms to lodgers, and serves breakfast at no extra cost to its lodgers.

Required State License(s):

No state license is required. Bed and Breakfast accommodations are governed/enforced by the local enforcing agency (i.e., county, city, village or township). Michigan Compiled Law (MCL) 125.1504b allows a Bed and Breakfast with not more than 10 sleeping rooms to be constructed as a single family dwelling. If there are more than 10 sleeping rooms is must be constructed as a hotel.

If the bed and breakfast has 8 or fewer rooms (including owner and family rooms), a full breakfast can be served without a food service license as long as it is a packaged deal.

A bed and breakfast that has 9 or more rooms should be licensed with the County health Department, when serving a full breakfast.

Use tax should be charged on room rentals.

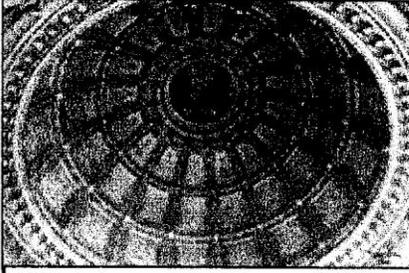
To register for Michigan taxes, a Registration for Michigan Taxes Form 518 is required to be completed. You can register on-line @ Michigan Business One Stop with a Federal Employer Identification Number or by going to <http://www.michigan.gov>.

You may apply for an FEIN either by faxing your SS4 (Application for Federal Employer Identification Number) to 859-669-5760 or by calling 800-829-4933 for more information. You may also apply on-line. For more information, visit the IRS on-line at www.irs.gov

Further Information:

Good insurance is highly recommended.

Revised: 9/2013



MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 327 of 2016
House: Adjourned until Wednesday, January 11, 2017 12:00:00 PM
Senate: Adjourned until Wednesday, January 11, 2017 12:00:00 PM

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NAVIGATE SECTIONS

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More

Section 125.1504b

friendly link Printer Friendly

STILLE-DEROSSETT-HALE SINGLE STATE CONSTRUCTION CODE ACT (EXCERPT) Act 230 of 1972

125.1504b Bed and breakfast.

Sec. 4b.

(1) A bed and breakfast is considered under the code to be a single family residential structure and shall not be treated as a hotel or other facility serving transient tenants. This section is effective throughout the state without local modification, notwithstanding the exemption provisions of section 8.

(2) This section does not affect local zoning, fire safety, or housing regulations.

(3) As used in this section, "bed and breakfast" means a single family residential structure that meets all of the following criteria:

(a) Has 10 or fewer sleeping rooms, including sleeping rooms occupied by the innkeeper, 1 or more of which are available for rent to transient tenants.

(b) Serves meals at no extra cost to its transient tenants.

(c) Has a smoke detector in proper working order in each sleeping room and a fire extinguisher in proper working order on each floor.

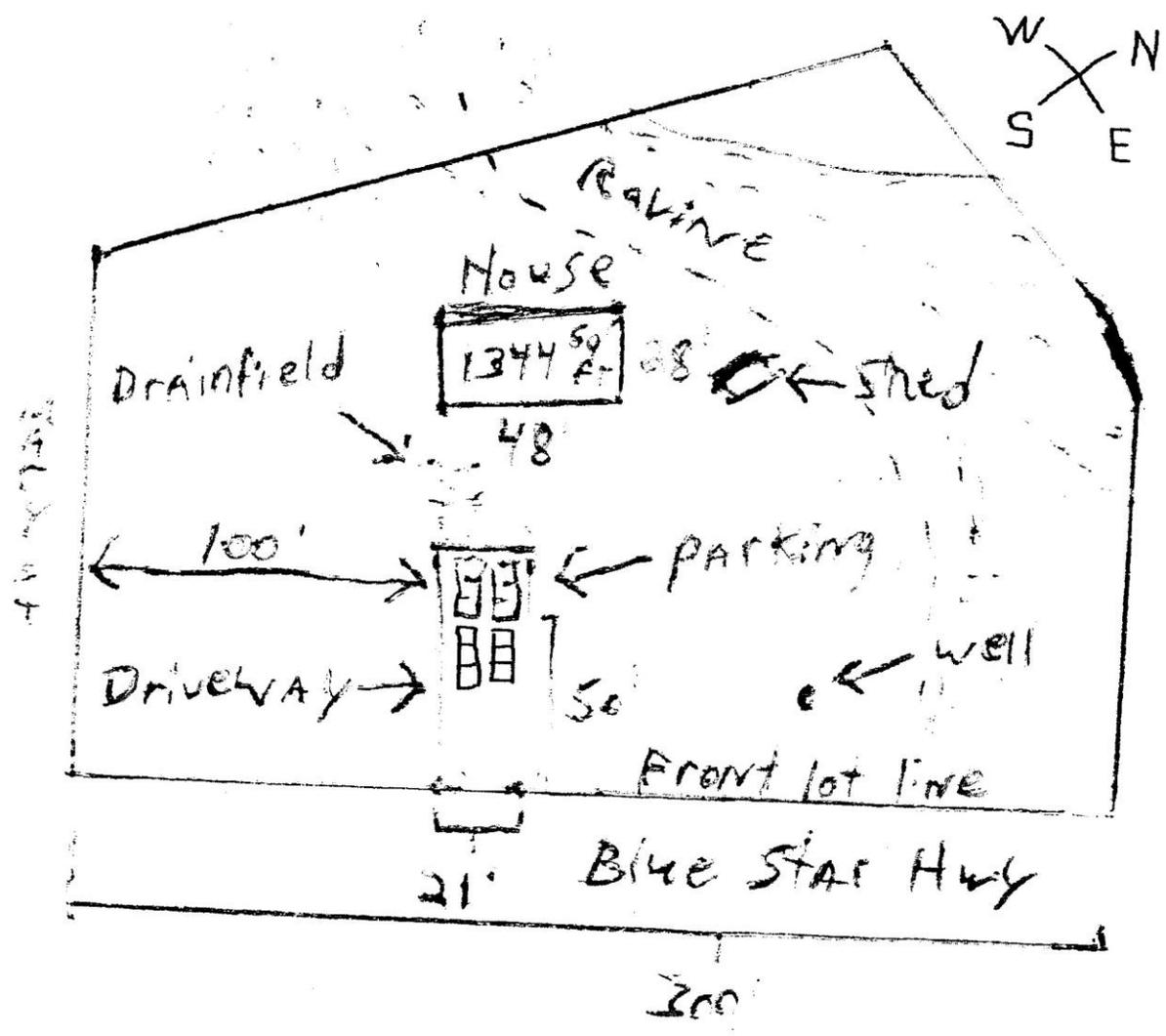
History: Add. 1987, Act 112, Imd. Eff. July 13, 1987 ;-- Am. 1996, Act 292, Imd. Eff. June 19, 1996

Popular Name: Act 230

Popular Name: Uniform Construction Code

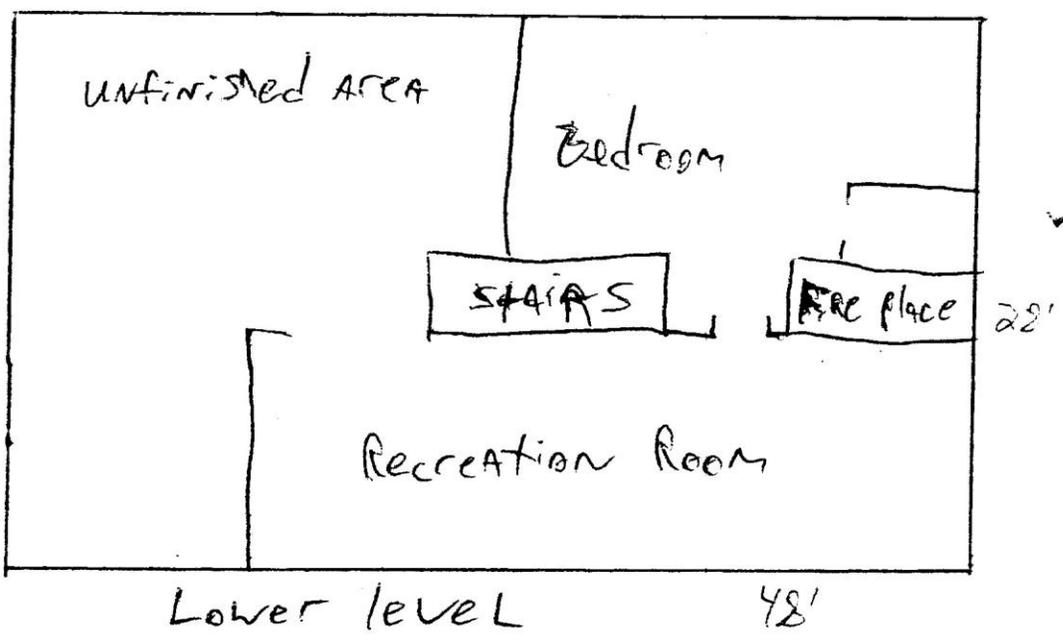
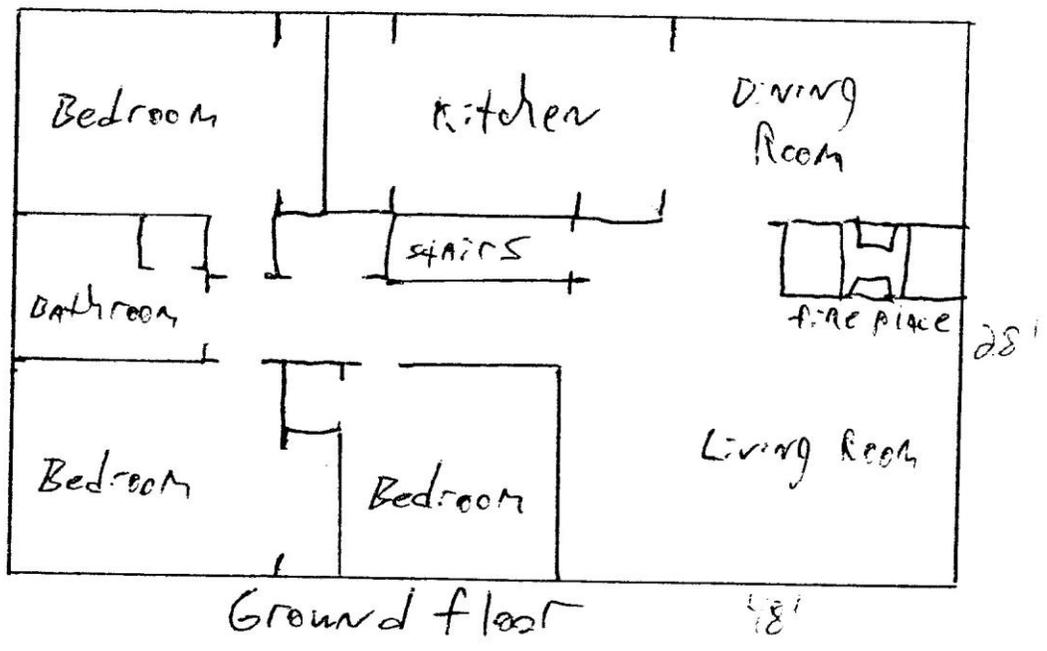
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SKETCH OF SUBJECT PROPERTY



EVAN TUCKER - 988 Blue Star

Floor Plan



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As per the "general review standards" for applications for special uses listed in **Section 15.02.C.1** of the current **Casco Township Zoning Ordinance**:

A. The use applied for is generally compatible with the intent of the Master Plan.

The document **Casco Township Master Plan Update**, dated **April 16th, 2012** states that:

"Casco Township's Vision is to preserve our rural character."

In section headed "III Master Plan" and sub-headed "Resource Value of Farmland", the document states:

"Casco Township's primary cultural heritage is the traditional family farm. Since the 1890's these family farms have been tied directly to the resort industry that initially spread out from the port of South Haven. The climate, terrain and variety of soils make several areas in the Township well suited for agriculture. These lands provide unique economic benefits to the citizens of the Township and are an important part of the Township's natural and agricultural heritage. Agriculture also contributes to the local economy in direct sales of agricultural products. Many of the agricultural activities in the Township provide the opportunity to harvest locally grown foods to sell at roadside stands, farmers' markets and local retail food stores to increase tourism and the economic impact of agriculture."

Under the sub-heading "Working at Home", the document states that:

"The decision to allow or not allow such non-residential uses to mingle with homes in the rural countryside should be made in the zoning ordinance."

It is clear from the text quoted above that the Master Plan recognizes that "Casco Township's primary cultural heritage" as a family farm community has "since the 1890's" been "tied directly to the resort industry that initially spread out from the port of South Haven" and that the opportunity to "increase tourism" as a worthy goal has been considered and pursued.

Further, the fact that **Section 8.02** of the current **Zoning Ordinance** lists "bed and breakfast establishments, in accordance with Sec. 15.03.D" as a permit able Special Use in a Low Density Residential District and that the Planning Commission has previously

granted such permits in LDR Districts¹ suggests that the question of the general compatibility of such a use with the intent of the **Master Plan** has already been resolved.

After this, the "Specific Review Standards", listed in **Sec. 15.03.D** of the **Zoning Ordinance** (the compatibility with which this proposed use is discussed further below) have been promulgated to address and resolve the question of any specific instance of a proposed bed and breakfast establishment's individual and particular compatibility with the intent of the **Master Plan**.

B. The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed.

I have owned and resided at the property in question for ten years. During this time and, to my knowledge, for three decades prior to my ownership, the landscape and structures have sat unaltered. It is my proposal that the special use for which I am applying will not require any physical alterations and will therefore be virtually unnoticeable to my neighbors, any passersby and the community at large.

Given this and Casco Township's vision to "preserve our rural character" and recognition that our cultural heritage has embraced the resort community and sought to promote tourism dating back to the 1890's, I submit that my plan to maintain and operate my residence to offer lodging to families seeking to visit and enjoy our rural community will "be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed".

C. The use is, or will be as a result of the special use permit, served adequately by public services and facilities, including, but not limited to roads, police and fire protection, drainage structures, refuse disposal, and schools. Adequate water and sanitary sewer facilities must be available.

¹ "A County Place Bed & Breakfast", at 79 N Shore Dr in Casco Township.

In the course of my proposed use, I will not be hosting any more people than the house was originally designed to comfortably accommodate. I believe that the house allows for a maximum total of six people at any one time (possibly stretched to eight, if this number includes two or more small children or infants).

I am certain that my intended use will be served adequately by public services and facilities without placing any undue burden on them and will be limited and similar to that of any full sized household in the area.

My private well, septic system and refuse disposal services have all been proven over the years to be able to adequately serve a full house of people.

D. The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.

It does not and won't. My proposed use will be similar to that of any household in the area, notwithstanding the fact that it will be composed of residents plus guests, limited in its size to that for which the house was designed.

E. The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy and will be compatible with the rural nature of the Township.

Guests will be encouraged to conserve natural resources and energy. I submit that my planned use to host families seeking to enjoy a visit to the country will be compatible with the environment and rural nature of the Township.

As per the "specific review standards" for applications for special uses listed in **Sec. 15.03.D** of the current **Casco Township Zoning Ordinance**:

1. The use shall only be established in a detached single family dwelling.

My house is a detached single family dwelling.

2. The establishment shall be directly serviced by public water and public sanitary sewer services, or such private water and sanitary sewer systems as approved by the Allegan County Health Department.

My house has a private well and septic system that was approved by the Allegheny County Health Department when it was installed.

3. The establishment shall be located on property with direct access to a paved public road.

The entrance to my driveway is on Blue Star Highway.

4. Parking shall be located to minimize negative impacts on adjacent properties. For bed and breakfast establishments not subject to special use approval all parking areas shall be setback ten (10) feet from any side or rear lot line and there shall be a six (6) foot high fence between such parking area and any adjacent property within fifty (50) feet of the parking area.

The parking area at the end of my driveway is and will remain more than 50 feet from any side or rear lot line and from any adjacent property.

5. The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each ten thousand (10,000) square feet or fraction thereof by which the lot area of the use exceeds one (1) acre, not to exceed ten (10) guest rooms in any case.

The number of guest rooms will not exceed three (3).

6. One (1) sign shall be allowed for identification purposes. The sign shall not exceed sixteen (16) square feet in area, and may not exceed four (4) feet in height. If illuminated, the illumination shall only be of an indirect nature; internally lighted signs are not permitted. The sign shall be set back at least one-half (1/2) of the front yard setback area of the zoning district in which the use is located, and shall be located at least fifteen (15) feet from any side or rear lot line.

I do not intend to have a sign. However, if I were to ever decide to have a sign, it would be in compliance with the above requirements.

7. The establishment shall be inhabited by the operator.

The property has been my residence for ten years and will remain my residence or become that of any successor operator of the proposed special use during all times that the special use is permitted and in effect.

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 three thousand (3,000) square feet in area.

I am not planning any accessory retail or service uses. However, if there were ever to going to be any accessory retail or service uses, they would be in compliance with all requirements of the ordinance.

9. Meals may be served only to the operator's family, employees, and overnight guests.

At no time during the operation of the proposed special use will a meal ever be served to anyone other than the operator's family, employees or overnight guests.

10. No such use shall be permitted on any property where there exists more than one (1) other bed-and-breakfast establishment within seven hundred fifty (750) feet, measured between the closest property lines.

There are no bed-and-breakfast establishments within seven hundred and fifty (750) feet, measured between the closest property lines, of my property.

11. Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited.

At no time during the operation of the proposed special use will there ever be exterior refuse facilities beyond what might normally be expected for a detached single family dwelling.

Conclusion

As a member of a family that has owned property, including farmland, in Casco Township for over twenty five years, (my sister and her husband currently operate a small organic farming operation on my father's land on the corner of 107th and Blue Star Highway), I have resided at the subject property for ten years. During this time, I believe I have had good relations with my neighbors and the community and have had the opportunity to develop an appreciation and respect for the Township's rural character and cultural heritage. Based on the above, I am confident that I can responsibly establish and operate a bed-and-breakfast that will be a positive feature of the community and will be in harmony with its existing character and appearance. Since purchasing the house in 2006, the ability to rent to guests has also been an integral part of

my personal financial plan. Therefore, it is my sincere hope that you will grant the special use permit that I am requesting here. Thank you very much.

Sincerely,

Evan Tucker

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/16/2016 9:05 AM

Parcel: 02-160-089-00
Owner's Name: TUCKER EVAN
Property Address: 988 BLUE STAR HWY
SOUTH HAVEN, MI 49090

Current Class: 401.Residential
Previous Class: 401.Residential
Gov. Unit: 0302 CASCO TOWNSHIP
MAP # 1225-C
School: 80010 SOUTH HAVEN
Neighborhood: CDBLF CEDAR BLUFF SUBDIVISION

Liber/Page: // **Created:** //
Split: // **Active:** Active

Public Impr.: Paved Road, Electric
Topography: Level

Mailing Address:

TUCKER EVAN
5555 N SHERIDAN RD APT 1808
CHICAGO IL 60640

Description:

LOTS 89 TO 95 INC ALSO COM AT SW COR LOT 89 TH N 28 DEG 20'40" E 234.11' TO SW COR LOT 99 TH E 100' TH S 62 DEG E 20' TH S'LY & W'LY ALG LOTS 96, 94, 93, 92 & 89 TO POB CEDAR BLUFF PARK ADDITION SEC 7 T1N R16W (88)

Most Recent Sale Information

Sold on 08/03/2006 for 91,500 by SECRETARY OF HOUSING & URBAN DEV.

Terms of Sale: ARMS LENGTH

Liber/Page:

Most Recent Permit Information

None Found

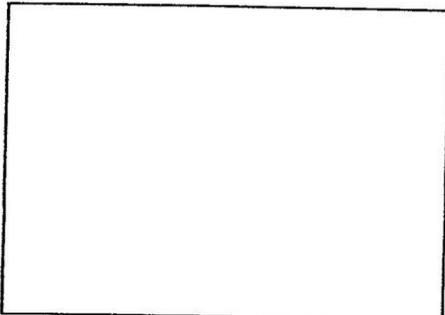
Physical Property Characteristics

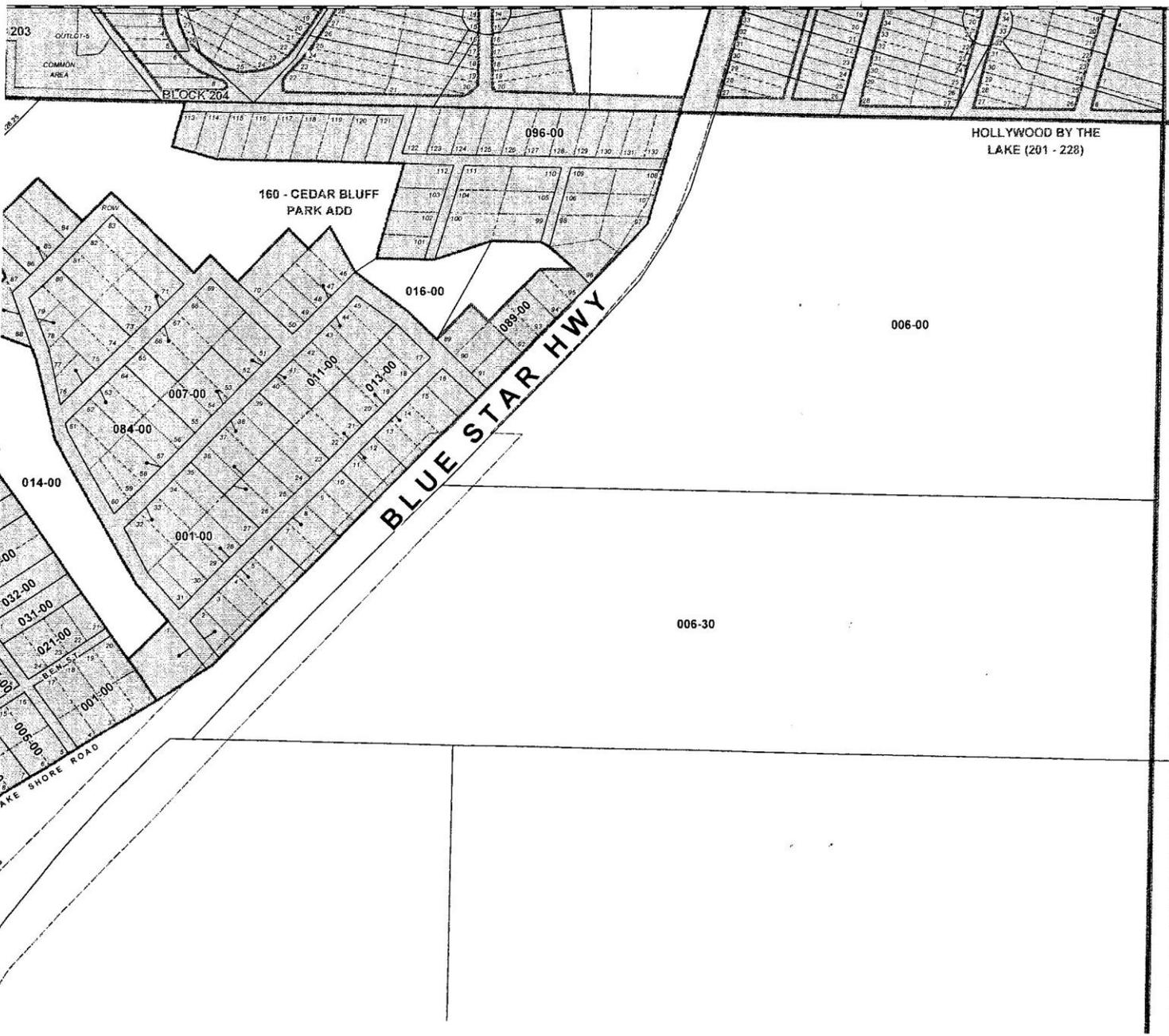
2017 S.E.V.: 64,800	2017 Taxable: 64,800	Lot Dimensions:
2016 S.E.V.: 65,300	2016 Taxable: 64,846	Acreage: 1.17
Zoning: R-2 LO (*)	Land Value: 68,803	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 0	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1971
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,344
Ground Area: 1,344
Garage Area: 0
Basement Area: 1,344
Basement Walls: Block
Estimated TCV: 60,747

Sketch





Scale:

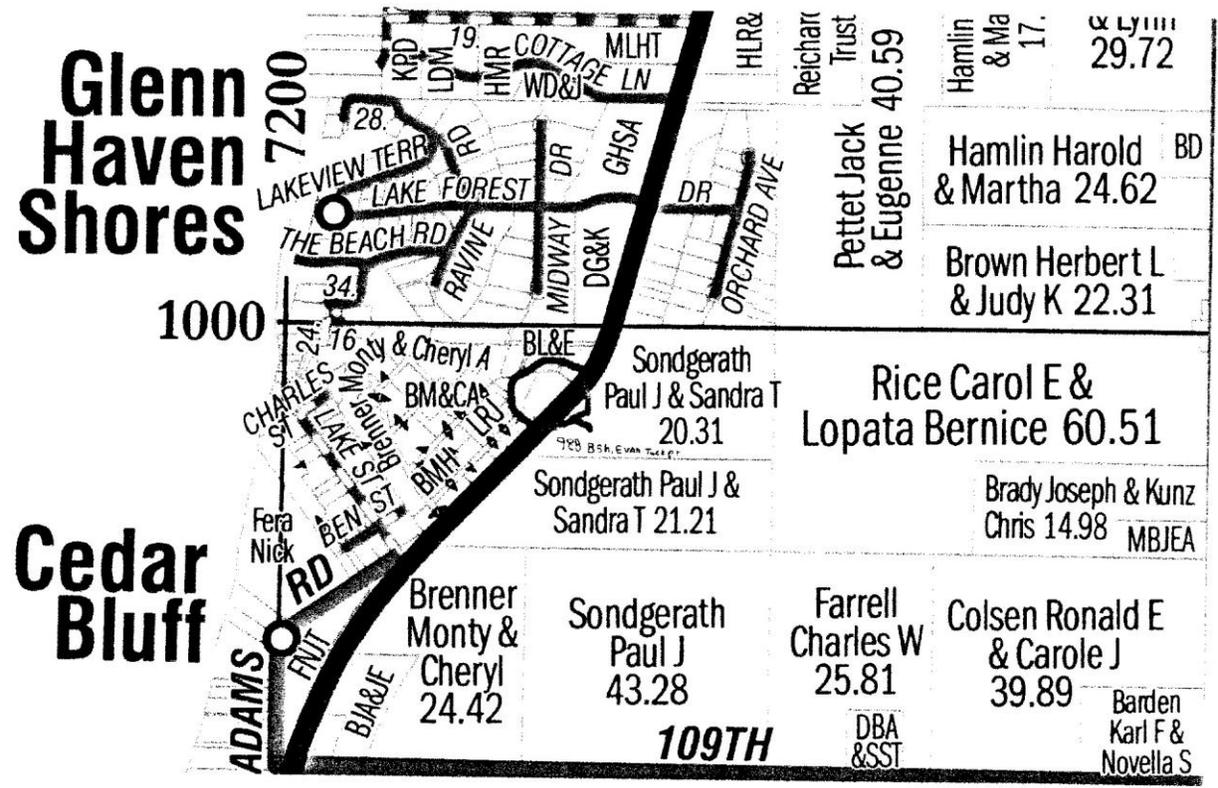
This map is for tax assessment purposes only. It does not constitute a legal property description.

Tax 21

Map F 05/0

Casco Twn

MAP OF SURROUNDING ROADS AND PROPERTIES



Narrative

- Objectives: To establish a bed and breakfast with three guest rooms at my residence that is fully compliant with **Chapter 15 of the Zoning Ordinance** without adding any new structures, making changes to any existing structures or the landscape of the site or affecting the existing character, tranquility, quality of life, infrastructure of the community in any way.
- Dwelling Unit: 1500 square feet of finished space. Three guest rooms.
- Feasability: High.
- Timeline: Within three months of approval.

Handwritten notes: 11/2/2011

Preliminary Site Plan and Special Use Permit Application for Bed-and-Breakfast for 988 Blues Star Hwy in Casco Township

Submitted by owner and resident, Evan Tucker

No new structures, changes to existing structures or current landscape proposed.

Size of property: Approximately 1.25 acres including ravine.

House area: 1500 square feet including all finished space.

Driveway: 1600 square feet.

Parking area for up to four cars: 800 square feet. All of parking area is more than 50 feet from any side or rear lot lines or adjacent property lines.

Situated in the Township of Casco County of Allegan and State of Michigan, to-wit:

Beginning at a point found by commencing at the North 1/4 post of Section 7, Town 1 North, Range 16 West; thence West on the Section line 997.00 feet; thence South 15 degrees 32 minutes West 236.00 feet; thence South 43 degrees 14 minutes West, 164.70 feet to the place of beginning of this description, said place of beginning Northeasterly corner of Lot 95 in the Plat of Cedar Bluff Park thence South 43 degrees 14 minutes West, 300.00 feet to the Northerly line of Mary Street; thence North 46 degrees 46 minutes West, on said Northerly line 150.00 feet to the Southwest corner of Lot 89; thence North 28 degrees 20 minutes 40 seconds East, 234.11 feet to the Southwest Corner of Lot 99 in said Plat; thence East 100.00 feet thence South 62 degrees 00 minutes East, 20.00 feet; thence South 46 degrees East, 118.00 feet to the place of beginning, being all lots 89 through 95 in the Plat of Cedar Bluff Park together with other lands.

Commonly known as: 988 Blue Star Hwy., South Haven, MI 49090

Tax Parcel No.: 0302-160-089-00

Casco Township
7104 107th Avenue
South Haven, Michigan 49090
(269) 637-4441 / Fax (269) 639-1991

SITE PLAN REVIEW/SPECIAL USE/PUD APPLICATION & REQUIREMENTS

1. Applicant Information:

Name EVAN TUCKER
Address 5555 N. Sheridan Rd # 1802 City CHICAGO State IL Zip 60640
Telephone 312-643-1412 Fax 312-273-0521
Person in charge of project EVAN TUCKER

2. Property Information:

Residence Address: 988 BLUE STAR HWY
Parcel #: 0302-160-02200 ; Do you own the parcel? Yes ; No _____
Current Zoning LDR Conforming use in zone? Yes _____ ; No _____
Other action required?: Variance _____ ; Re-zone _____ ; Special Use

3. Type of improvement (Check as many as applicable)

New Building Addition Condominium Site Condominium
 Open Space Dev. Subdivision PUD
 Other (Describe) Bed & Breakfast

4. Engineer or Surveyor Information:

Name _____ Address _____
City _____ State _____ Zip _____ Phone _____ License # _____

5. State proposed use of property: Residence / Bed & Breakfast. No new structure or changes to existing structures. Up to 4 request bedrooms for 16 guests. No parking within 50 feet of other property. No new vehicles - 7 - each.

6. Provide site plan as per Chapter 17 of the Casco Township Zoning Ordinance.

Did you receive a copy of Chapter 17 and the Checklist? Yes ; No _____

Provide information requested in Chapter 15 if Special Use.

Provide information requested in Chapter 16 if PUD.

Provide information requested in Section 15.04(Z) if Open Space Preservation project.

7. Provide a brief narrative describing the items listed in Section 17.03(a) and the following:

a. Types and size of structures to be erected.

b. Timetable regarding stages of project and completion date.

c. Any objective or subjective information you wish to convey to the Planning Commission.

Applications with completed site plan and other required information must be filed with the Zoning Department at the Township Office 35 days before the scheduled Planning Commission meeting. All amended site plans must be submitted at least 21 days before the meeting or the hearing/ review will not be held. All applicable fees must be paid at that time. By signing this application, I agree to pay all applicable fees and costs associated with the site plan review process as detailed on the reverse of this application.

I hereby authorize Casco Township Planning Commission members and Township staff to inspect the proposed site at their discretion.

Applicant Signature [Signature] Date _____

For Office Use: Date Rec'd: _____ ; Fee Rec'd _____ ; Fee Amt. _____ Hearing Date _____

Remark : _____