

Casco Township Planning Commission

Regular Meeting

September 17, 2025

6:00 PM

Casco Township Hall

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

Members Absent: Ryan **Brush**, Kelly **Hecker**

Audience: Missy **Fojtik**, Kat **Hoffman**, Kami, Julie **Cowie**, Dave & Mary **Campbell**, Mark **Muehlfeld**, Lisa **Tuohy**, Steve **Earls**, Bruce & Patty **Nowlin**, Barb & Guy **Calhoun**, Susan **Barkley**, Karl **Stelter**, Marci **Hayes**, Nancy **Judd**, Chuck & Kim **Mannion**, Rebecca **Vanderbeek**, Paul **Brazda**

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

2. Review and approve agenda:

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

3. Public comment – None

4. Correspondence –

Litts stated that emails had been rec'd from:

07/28 e-mail from Mark **Muehlfeld** with evidence that Day Dreamer Domes (DDD) is still promoting music events.

08/08 e-mail from Mark & Becky **Siewert** expressing their opposition to the pending application for Flying Fojtiks / Missy Fojtik petition to amend the approved Special Land Use (SLU).
Objecting to the request to expand the Ancillary Uses.

08/12 e-mail from Mark **Muehlfeld** with more evidence that (DDD) is still promoting music events.

08/13 e-mail from Mark Muehlfeld with further evidence that DDD is still promoting music events.

08/14 e-mail from Steve & Joh **Earls** expressing their profound concern for the way the Township has handled the DDD non-compliance with their SLU permit for a campground.

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08/19 e-mail from Mark **Muehlfeld** with additional evidence that DDD is still promoting music events.

08/24 e-mail from Lisa **Tuohy** informing the township and the PC that Fojtik was still advertising the 8/24 event on the DDD calendar and Instagram; as well as other additional events.

08/28 e-mail from Mark **Muehlfeld** with even more evidence that DDD is still promoting music events.

09/01 e-mail from Mark **Muehlfeld** stating that DDD is operating as a music club/bar which does not fit into the culture of the Township or under the Campground SLU permit.

09/07 e-mail from Elise **Millmar** expressing her concerns about extending or enhancing DDD ancillary uses.

09/07 e-mail from Valerie **Bass** stating that DDD becoming a destination is not just an accommodation... [it] contradicts the Campground permitted use.

09/09 e-mail from David & Tiffany **Bierlein** stating that the DDD expansion from a quiet glamping campground to the proposed expansion into an Event Center is concerning and not how it was first introduced.

09/11 e-mail from Mark **Muehlfeld** encouraging the PC to consider revoking the DDD SLU or; eliminate the vagueness of the allowed Ancillary Uses, do not approve anything that involves amplified music/parties, do not approve the parking expansion, and rescind the board approval of the extra liquor license.

09/15 e-mail from Stephen & Joh **Earls** reminding everyone that DDD has been non-compliant with their SLU for four years a, also pointing out that the DDD property is not assessed properly, and that DDD is not a good neighbor.

09/15 e-mail from Timothy **Tomezak** stating that DDD is a Campground and is bending/ignoring the SLU approval whose hardcore music events are threatening the local residents.

Email from Tom & Mary **Wolff** in Opposition to Fojtik's petition to amend her SLU. Stating that proposed uses like ticketed concerts, DJ Pool parties, Drag Shows and other public-facing events should not be considered as Ancillary Uses to a campground.

Fojtik submitted a 2 minute video she had filmed on 07/16/2025 at the DDD campground.

5. Approval of Minutes:

A motion was made by **Fleming** to approve the July 16, 2025 Regular Meeting Minutes, with a correction; supported by **Litts**. All in favor. Motion carried.

6. Public Hearing:

Flying Fojtiks LLC, Missy **Fojtik**, Day Dreamer Domes has petitioned to amend the approved SLU permit to amend/revise Ancillary Uses at 397 Blue Star Hwy, 03-02-075-001-01, 03-02-075-001-02, 03-02-074-021-01, 03-02-019-015-00, 03-02-012-XXX-00.

Open Public Hearing – 6:20pm

Macyauski asked who was responsible to respond to the numerous e-mails that had been submitted as correspondence. **Smalley** responded that the board was addressing the noise issues and the Zoning issues are related to the tonight's meeting.

Fojtik presented a revised site plan with updated parking lot and tent sites, and a SLU Narrative Letter that describes her vision for DDD. **Fojtik** stated that there are adequate bathroom facilities for 30 campsites and plenty of room for excess parking. This packet also came with a small sample of her 100's of letters of support.

Some examples of the types of Ancillary Uses **Fojtik** envisions for the DDD property include on-site Restaurant serving breakfast and lunch, day passes for Pool Use, sensory tanks, floating meditation, goat yoga, Groovapalooza, spin class, poetry nights, movie screenings & disc golf. Future plans she would like to incorporate are a covered outdoor space for activities, a barn for animals to support small scale farming and goats, a bike trail and more campsites.

Litts stated that in 2021 DDD received approval for a SLU for a Campground. Under the Ordinance in effect at that time, no Commercial Uses were allowed, other than the Store. **Litts** went on to explain that in 2023 the Zoning Ordinance was amended to say that other Ancillary Uses may be permitted. DDD never amended/updated their plan at that time. The reason for tonight's meeting is to discuss what other Uses can be added to the DDD SLU approval.

Audience Comments:

Lisa **Tuohy** – 7266 Elm St. commented on the amount of correspondence there was and questioned who was responsible to respond. **Tuohy** also questioned what Ancillary means and remarked that **Fojtik's** proposed use of the property as a Meeting or Social Center is nothing like her original proposal. **Tuohy** wants the Ancillary Uses definition to specific and not as vague as it currently is. **Litts** responded that these kinds of uses are negotiated as part of the SLU process instead of creating a generic list.

Steve **Earls** – 7207 Center St. asked the audience if they thought DDD has been a good neighbor. **Earls** commented that 4 years ago he was in favor of the DDD operation...not so much now. **Earls** also wants the Ancillary uses to be specified and questioned why they needed

so many parking spots. **Earls** reminded everyone that DDD has been non-compliant since the beginning and it is spiraling out of control. **Earls** reiterated that the property is under assessed and a loss of revenue for the Township. **Earls** also mentioned damage done to a putting green that he feels is in direct retaliation to complaints he made at confrontational meetings. **Earls** believes that DDD is not a good fit in the community and, with their track record of non-compliance, should have their SLU rescinded.

Kat **Hoffman** – Manager of DDD explained that Glamping was a type of unique lodging that is being utilized across the USA. **Hoffman** then listed several other campgrounds in other neighboring townships that were also creating experiences in step with other Industry Leaders.

Marci **Hayes** – 5324 B Ave commented that she was in support of DDD. **Hayes** stated that the citizens opinions of what a campground's Ancillary Uses should be just that, an opinion; and that it was up to the PC to determine what was acceptable. **Hayes** remarked that there are not a lot of options for entertainment for the younger generation in the area and wants DDD to stay.

Steve **Earls** – 7207 Center St. rebutted that most of the other jurisdictions that allow the campgrounds that **Hoffman** described are either in the AG districts or un-zoned communities and are not comparable.

Dave **Campbell** – 7147 Ferndale commented that DDD was celebrating their 25,000+ followers and remarked that it has to be about more than the campers or pool to have those kinds of numbers.

A South Haven resident who gave her name as "Fifi" said that since she has moved to South Haven she has considered DDD as a safe spot to take her two kids to swim at the pool, get a hot dog, or play soccer on the grass. She commented that the events are just talking points to get people there and provide a social life to the younger generation.

Rebecca **Vanderbeek** – 7283 Beverly asked if the DDD proposed Ancillary Uses would be reviewed and approved tonight. **Litts** replied that it was the plan to do so tonight.

Barb **Calhoun** – 7282 Elm St asked if the Michigan Rave Scene would be considered an Ancillary Use. **Calhoun** stated that a Rave is not the kind of activities allowed in the Township by other Residents.

Kami –the Chef at DDD lives on site and understands the neighbors concern over Noise; which she believes has been resolved. Kami stated that over 90% of the people utilizing the Restaurant are guests of DDD. Kami commented that **Fojtik** is not malicious and, in her eyes, is a rule follower. She stated that DDD is safe place for the younger generation to come and enjoy wellness and a common ground and believes that any current issues can be resolved.

Lisa **Tuohy** – 7266 Elm asked if the campground can operate all year long or has to follow the general guidelines of early to mid-May through late September or early October. **Smalley** stated that that was a guideline, not a rule.

Mark **Muehlfeld** – 439 Bluestar Hwy commented on 200+ parking spots and Industrial size speakers = an Event Venue. **Muehlfeld** commented that the Campground does not require that amount of parking spaces. **Muehlfeld** also wondered why DDD still held events that they were told not to and stated concerns over drinking, stolen golf carts, the busy road, drunk drivers, and the vague plans. **Muehlfeld** speculated that the new buildings would only lead to Indoor parties, that “exercise” could be construed as 12oz beer curls, and asked if the small-scale farming would include marijuana.

Fojtik responded that her dream has changed over the years due to outside forces that she could not control. **Fojtik** stated that new directional sound system has solved the noise complaints. **Fojtik** commented that **Earls** is the only one that wants to get her taxes raised and that she has never damaged anyone’s property. **Fojtik** also said that DDD is under continuous Police surveillance and that she is in compliance.

Fojtik explained that Groovapalooza is just an old ladies dance party and that DDD actually has over 60K followers. **Fojtik** also explained that the Rave scene is all inclusive and that all of those parties end before dark. **Litts** remarked that he did not care about her 60K followers, he cares about the locals. **Macyauski** asserted that he only cared about the health, safety and welfare of the Township’s Residents and does not want to take away the property owner’s rights.

Liepe stated that **Fojtik** had said, in her original proposal, that there would not be any music. With this property being in the RR district, rather than AG, they would not want big concerts, weddings, or other big gatherings like that. **Fojtik** responded that there had only been one wedding and she was not planning to do anymore. **Fojtik** also stated that she did not consider a DJ as Music, and that only a band or a concert should be considered as Music. **Macyauski** interjected that whatever happened in 2021 should be water under the bridge.

Litts asked about the 9 Rustic Sites. **Fojtik** responded that they have been unused and represent 0% of her income. **Fojtik** commented that she wants to provide 200 sq. ft. inflatable tents for these sites so that she doesn’t have to look at the mismatched tents, garbage and clutter that you see at other rustic campsites. **Fojtik** added that 17 of the Domes are currently operational.

Steve **Earls** – 7207 Center St. commented that the updated site plan should also need to be reapproved by the Michigan Department of Environment, Great Lakes and Energy (EGLE). **Fojtik** stated that she already had enough bedrooms to meet EGLE requirements.

Litts commented that the Site Plan was barely legible. **Fojtik** replied that she had just added to the plan the Rob Pierson had supplied for the 2021 SLU approval. **Macyauski** asked if the new plan needed to be sealed by an architect. **Smalley** answered that it is required to be sealed. **Litts**

wants to create a to-do list for **Fojtik** to know exactly what the PC wants her to provide to amend her SLU.

Knisley asked **Fojtik** about how she was marketing DDD. Most of the advertising he has seen is in regards to the Events. He is concerned that the rustic sites are not even being used and the amount of noise complaints. **Fojtik** responded that the noise complaints had been resolved but the Township Deputy police officer interjected that there had been one reported last week.

Macyauski commented that the Events were to showcase and network and he thought only the August 2nd event was not allowed by the PC. **Macyauski** also commented that any Noise complaints are under the Board's authority and the new Noise Ordinance, essentially if Officer Hoyt can stand on the property line and hear it than it is a violation.

Fleming questioned why **Fojtik** shouldn't be held accountable to what she told the PC in 2021. **Fojtik** responded that she had also wanted to use incendiary toilets in the Domes, but hadn't; and had never had to come back to the PC to change that plan...**Kingsley** responded that the Ancillary Uses say "MAY" be approved and that means they need approval from the PC.

The PC discussed the Restaurant Use.

Who can use it? **Fojtik** - Everyone, with a day pass. But she would like to be open to the general public.

Hours of operation? **Fojtik** –Currently 11am to 6pm, but would like to start serving breakfast.

Fojtik stated that the restaurant has to be open 5 days a week, per the liquor control regulations to keep her license, and that it currently operates as a loss, as an amenity to her guests.

Litts pointed out that a Restaurant is not allowed in the RR District but could be considered an Ancillary Use to the Campground.

The PC discussed the Pool Use (Float Tanks, etc.)

Who can use it? **Fojtik** - Everyone, with a day pass.

Hours of operation? **Fojtik** –Currently 11am to 6pm for day guests. 10am – 7/8pm for campers, sometimes later.

Is there a fence and a pool cover? **Fojtik**, Yes. **Macyauski** stated that it should be closed at night. There was some discussion about adequate bathrooms if the pool area and the clubhouse were closed at night. **Fojtik** stated that there were still enough available.

The PC discussed Day passes:

Who can use one? **Fojtik**, anyone on site for an Activity. **Liepe** asked how DDD tracks how many are issued each day. **Fojtik** responded that all guest have to sign a Waiver. **Litts** asked

how they knew when a guest left. **Fojtik** responded that the day pass guests have to leave by 6pm, unless it is an evening activity. **Macyauski** asked if there was any security that keeps track of the guests or any accountability. **Fojtik** responded that they have to agree to the Campground rules. **Litts** would like to see a copy of the Rules.

Lisa **Tuohy** – 7266 Elm St. questioned the inconsistency with the hours available to day passers. She also asked how many day passes were available each day. **Fojtik** responded that she can handle 120/150 day passers, in addition to her Glampers.

Dave **Campbell** – 7147 Ferndale suggested that a list be made by **Fojtik** of all of her proposed uses and then the PC can say Yes or No to each. **Macyauski** suggested that **Fojtik** hire a consultant to help her through the application process.

Rich **Nugent** – 7145 Windcliff Dr commented that the process was difficult to navigate and needed clarity. **Nugent** also recommended once an approval had been given accountability needs to be enforced, and standard should be set and DDD should live by it.

The PC discussed Events/Activities:

When will they happen? **Fojtik** – All year long, based on the Season

Julie **Cowie** – 7376 101st commented that it felt like the PC was working harder on this application then DDD was. **Cowie** remarked that DDD should be much clearer about their wants. **Cowie** shared that she had gone to the restaurant and had breakfast without a day pass and agreed that any events should be for the people staying there, not open to the general public. **Macyauski** made a disparaging remark trying to discredit **Cowie's** comments which was met with resilience.

The PC discussed Onsite Recreation:

Fojtik stated that free activities like disc golf, hiking, biking, playground, fishing, etc. only require a waiver to be signed. **Litts** questioned why some activities require a day pass and others don't. The PC also questioned why the price of the day pass changed based on whether or not an activity was planned for the day.

Bruce **Nowlin** – 473 Bluestar Hwy stated that a day pass should be a consistent price and that DDD was getting around the ticketed events with this policy.

Fojtik commented that she had provided a seven page letter and did not know what level of information the PC needed. **Liepe** replied that until this approval is amended that no music events should be allowed.

Close public hearing at 8:33 pm

Fojtik's list of required information to be able to make a decision on the allowed Ancillary uses for DDD:

1. Need 3 sets of legible, sealed, site plans (original, as built, and proposed)
 2. A list of each existing and proposed Use delineating if they are exclusively for the Glampers or open to the general public. i.e.
 - a. Pool area use
 - b. Flea markets
 - c. Music Events/DJ parties
 - d. Restaurant
 - e. other events/activities
 3. Day pass rules and how they work
 4. a copy of the Campground rules
 5. Proof that EGLE is in agreeance with all of the proposed uses and facilities
 6. Approval from SHAES, the Van Buren County Health Dept., the State of Michigan, and any other appropriate agencies.
 7. New Business:
 - a. Discuss/Review SLU amendment for DDD 397 Bluestar Hwy.Postponed until the requested information is supplied to the PC.
 8. Old Business - None
 9. Administrative reports - None
 10. Public comment:

Chuck **Mannion** – 6611 Deer Trail made the observation that the PC was creating a moving target by not clearly spelling out their expectations; agreeing with **Fojtik** that it can be confusing.

Mark **Muehlfeld** – 439 Bluestar Hwy commented that **Fojtik** should stop playing the victim and take more responsibility for how DDD is negatively effecting the neighborhood.
 11. Adjourn 9:00 pm
- Attachments: available upon request

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Minutes prepared by:

Jennifer Goodrich, Recording Secretary