

Casco Township Planning Commission
Regular Meeting
December 21, 2022
6:00 PM
Casco Township Hall

Members Present: Andy Litts, Dan Fleming, Ryan Brush, Irene Wood, Dian Liepe, Kelly Hecker

Members Absent: Greg Knisley

Audience: Zoning Administrator Tasha Smalley, several people in the audience

1. Call to order: Meeting was called to order by Chairman Litts 6:00PM
2. Review and approve agenda: A motion by Fleming to approve agenda as presented, supported by Litts. All in favor. Motion carried.
3. Public comment: no public comment
4. No correspondence was received
5. Approval of Minutes: Hecker stated a correction, page 4, last paragraph, end 1st sentence, should say Mr. Lubbers not Mr. Levers. A motion made by Hecker to approve minutes with correction, supported by Fleming. All in favor. Motion carried.
6. Public Hearing -
Complete Child LLC (Dan Fiorito) of Valparaiso IN has petitioned for a special land use for a Campground; approx 35 sites at 91 70th Street (0302-032-008-00).

Open Public Hearing 6:04pm

Dan Fiorito gave overall description of the project. Proposing a campground, a place for families to gather and disconnect from “internet”. Plenty of activities, volleyball, bocce ball, sand box and more. 35 total sites: 10 glamping, 1 cabin, 3 RV hookup, 21 tents, constructing a bathhouse. Property is 80acres.

Public Comments

Davis Combs concerned with water quality, will this effect water table. Lot of sites means lots of people. Also lot more traffic. Seems out of place.

Irwin Watson – does this put a strain on services like police, fire, etc. PC member Wood responded with – the applicant will pay increase taxes to pay for the services; once approved property will be taxed higher.

Mary Fitzgerald – website says not open to the public. PC responded: because he has not been approved. Once approved will be open to anyone.

Dennis Hartman – will this effect my farm? PC and owner responded with: no. The campground is regulated by the State.
Close public hearing 6:29pm

7. New Business

Discuss/decide SLU campground

Hecker stated the campground fits in. Litts stated need agency approvals: SHEAS, DW. Comment that bathrooms are too far away from some of the site. Dan Fiorito stated that will be bathrooms with incinerator toilets by those sites. Need to be added to the plan. Brush stated there is a county drain to the south and will be close the sites. Liepe, stated plan is ok.

SLU regs 15.02-ok, 15.03C-all met, 17.07 Brush commented on parking: parking will be at the sites, park in front of cabin. Requested to add spaces to the plan. Litts commented on lighting: plan says solar, per Dan Fiorito -lights will be in trees, solar by sites, cabins will have lighting, also reflectors down the drive.

A motion was made by Liepe to approve the special land use and site plan with the following conditions: 1. obtain all required permits from local, state, federal agencies and submit permits to Zoning Administrator within 15 days of issuance 2. add bathrooms for back sites to the site plan 3. add parking spaces to sites and cabin(s) on site plan 4. add the lighting locations on the site plan 5. no on-street parking is allowed. Supported by Fleming, Roll call vote: Litts – Yes; Brush – Yes; Wood – Yes; Liepe – Yes; Fleming – Yes; Hecker – Yes; 6-0 yes, motion passed.

8. Old Business

a. 2023 Calendar. A motion was made by Fleming to approve the 2023 PC meeting calendar, supported by Litts. All in favor. Motion carried.

b. Continue Fire Pit text amendment: Hecker sent an email with response from FD (attached) in part – rules come from Fire Code. Fleming stated the rules do not help with smoke. PC requested Smalley to get a copy of the Fire Code pertaining to firepits.

c. Sand Mine, Cisco, 68th St – no new information. Litts allowed public comment: Jeff Voight – test wells should be approved before, not after.

Victoria – how long has he mined without permits, will he be fined?

Irwin – says 3 years of mining. Asked of the Board has been to the site.

Patrick Smith – hours of operation? Concerned with school bus and kids

9. Administrative reports

Zoning Administrator – itemized report submitted

Board – no report

ZBA – no report

10. Public comment – none

11. adjourn 8:06pm

Attachments: available upon request

minutes prepared by:

Tasha Smalley, Zoning Administrator