

Casco Township Planning Commission

Regular Meeting

December 18, 2024

6:00 PM

Casco Township Hall

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

Members Absent – None

Audience: Allan **Overhiser**, David & Mary **Campbell**

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

2. Review and approve agenda:

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

3. Public comment – None

4. Correspondence – None

5. Approval of Minutes: A motion was made by **Fleming** to approve the November 20, 2024 Regular Meeting minutes, with corrections. Supported by **Litts**. All in favor. Motion carried.

6. Public Hearing – None

7. New Business – None

8. Old Business:

a. Review draft Master Plan:

The Planner is still working on the requested revisions to 1.0 Introduction.

The PC reviewed 2.0 Community profile:

2.1– History and Evolution of Casco Township

1. Paragraph (para) 1. Remove the first 2 sentences.
2. Para 1, sentence three. Change “The Ottawa, Miami, and Potawatomi...” to “The Anishinabek...” which is a term that is used to refer to the

primitive native people of Canada and America. **Liepe** would like to add a footnote to site the source of this information.

3. Para 1, sentence three. Replace “arrived permanently or seasonally by the 1600’s” with Living here prior to” and combine with the first sentence of the next para.
4. Para 3, last sentence. Remove “in South Haven or the Palisades Nuclear Power Plant”.
5. Para 4, Sentence 2. Edit to I-196/US-31(and change any and all further reference to the Freeways to the same).
6. Para 5, Second sentence. Remove “Since residential development...it continues to keep”. Should now read Casco Township continues to be a rural residential community.

2.2– Locational and Regional Context

1. Para 1, sentence 1. Change to read “Casco Township is a rural, agricultural, vacation, and retirement home community.”
2. Para 1, next sentence. Remove “although the Township...and several small lakes”. Remove “along the bluffs..., east of the freeway” and change to read “housing is primarily found west of and along Blue Star Hwy.
3. Para 2, sentence 1. Remove “within a relatively rural corner of”.
4. Para 2, sentence 2. Change the approximate population to 4,000 and add “with an additional 15K visitors in the summertime”, and change public “services” to “utilities”.
5. Para 3, last sentence. Add missing County primary roads.

2.3 – Existing Land Use

1. Para 1. PC questioned the context. Asked that the planner provide reference.
2. Para 2, sentence 2. Replace “crucial source of background information” with “tool”.
3. Para 4, sentence 1. Remove ‘Upon examining...is evident that”.
4. Para 5, last sentence. Correct typo “ERSI” with “ESRI”.
5. Para 6, first sentence. Remove “Casco Township is dominated by” and change to read “Agriculture accounts for...”
6. Para 6, sentence 2. Replace “ Can be found...the township” with “is located...”, Remove “where the soil...than prime”
7. Para 6, sentence 3. Change to read “Roadways are modest as there is less development.”

8. Requested clarification from the planner regarding the Prime Farmland information in Paragraph 8.
9. Para 9. Replace the Table and add “accounts for 29% of the total land area...”
10. Para 10, sentence 3. Remove “ The lakes present...relatively shallow”
11. Para 10, sentence 5. Revert back to existing verbiage.
12. Para 12, sentence 2. Add are not in “other” active use.
13. Para 12, Remove last sentence
14. Para 13, sentence 1. PC questioned percentage, asked that planner double check the math.
15. Para 16. Remove last sentence.
16. Para 17. Remove second sentence.

2.4– History and Evolution of Casco Township

1. Move second paragraph of Age Distribution to Goals and Objectives.

b. Draft text Minimum Dwelling Size Requirements, Accessory Dwelling Units (ADU), and Ag road frontage/lot area discussion was postponed till the next meeting. **Litts** asked the PC to review the drafts that **Smalley** has provided along with the previously approved dimensional variances.

9. Administrative reports:

Zoning Administrator – **Smalley** presented her November report.

Township Board Representative – **Fleming** reported that the Township has had a recent audit of the books and as a result, some fixes to speed up the reconciliation process have been implemented. **Fleming** also reported that various Township Boards and committees have had newly appointed members.

ZBA Representative – **Liepe** reported that on December 12, 2024 the ZBA denied both of the variances that William and Michelle Armstrong requested from the front setback and minimum dwelling requirements.

10. Public comment – None

11. Adjourn 9:00 pm

Attachments: available upon request

Minutes prepared by:

Jennifer Goodrich, Recording Secretary