

**Caseville Township Planning Commission**  
**August 8, 2023**

Meeting called to order at 1:30 p.m. by Chairman Bob Whitefoot.

Present: Bob Whitefoot, Chairperson  
Gail Atkins, Vice Chairperson  
Jerry Platko, Secretary  
Kathy Wroblewski  
Charles Morden  
Rob George  
Doug Grates  
Michelle Stirrett, Recording Secretary

Also present: Alan Ward, Matt and Shannon McCain, Andrea Pena, Laury Gillingham, Joe Bulatow.

**Motion** by Atkins second by Morden to approve the July 5, 2023 minutes. **Motion carried.**

**Board Liaison Report:** Platko reported the dog park is going well, concerns were raised on rentals and electric fences.

**Special Use Webinar:** Ron George attended a webinar regarding special and conditional use considerations. Some of the highlights were for members to do due diligence, establish conditions for waivers, written determination to ensure considerations, conditional use, imposed conditions (including time limits) and enforcement.

**Special Use Application - Alan Ward Rustic Campground**

Alan Ward was present with an application for the continuation of a Special Use Permit for a rustic campground at 7671 Crescent Beach Road. Approval was granted to the previous owner through special use in 1999. Questions regarding the previous conditions imposed (fencing, buffer zone and State permits) were discussed. Whitefoot requested he submit to the Building Inspector and Planning Commission a site plan showing amendments for review at the September meeting.

**Motion** by Morden second by Atkins to approve the continuation of the special use for a rustic campground contingent on the submission of an amended site plan and State permits. The Public requested an opportunity to express their concerns. **Motion withdrawn by Morden and Atkins.**

**Public Comments:**

Shannon McCain stated she is an adjoining property owner. The land has not been used as a campground since 2011 and she feels that abandonment has taken place. She has not received any notification of a meeting to consider the continuation. If this is a new application, the process must be followed, and she should have an opportunity to speak. A primitive campground is not necessary as it draws a specific type of people, and she has three young children. The required fence is the original fence is most of it is no longer standing. The total acreage required is 10 acres and they only have 9.5. There is no concrete drive or telephone as required. She requested clarification if this was a new permit or requested under the original permit. Ingress and egress are mandated and there is no egress.

Laury Gillingham: Questioned what was grandfathered in. Ward: 15 sites with up to six people.

Andrea Pena: Questioned where he was advertising and if beach access was being advertised.

Alan Ward: Advertising on Township website;. He feels these citizens are disgruntled persons with no trust. A paved road is not necessary. He has a circle drive for ingress and egress. The campground meets State and Health Department standards. An onsite telephone is not necessary and he has listed and posted emergency numbers. Fencing is not an issue as maintenance is always a concern. If things are not right he will correct them.

Shannon McCain: The Commission should reference their ordinance for compliance.

Laury Gillingham: Disappointed the issue was being addressed and there was going to be no opportunity for comments. There are traffic and liability issues.

Alan Ward: Stated Platko should recuse himself because he is involved in litigation against Ward regarding an easement issue. Gillingham and Pena would not get notified of a meeting because they live on Port Austin Road and not within the 300 feet notification area.

Atkins moved to go into closed session under MCL 15.268 (l)(h) of the Michigan Open Meetings Act to discuss a confidential written legal opinion from the Township Attorney regarding the zoning request for 7671 Crescent Beach Road, Pigeon, MI 48755. Morden seconded the motion. Roll Call: Aye: Atkins, Morden, Whitefoot, Grates, Wroblewski, Platko, George. Nay: None. **Motion carried.**

The Commission went into closed session at 2:05 p.m.

Open Session was called to order at 2:40 p.m. by Chairperson Whitefoot with the same members present.

**Motion** by Atkins second by Morden to grant conditional approval for the continuation of a rustic campground at 7671 Crescent Beach Road, pending the receipt of an amended site plan to scale, a site visit by the Building Inspector to verify compliance of the fence and buffer zone requirement, and all State and Health Department permits. **Motion carried.**

### **Garbage Collection Site**

**Motion** by Morden second by George to send a letter to Jerald Ignash to come into compliance with the ordinances. **Motion carried.**

Master Plan Open House - August 24, 2023 from 5-7 p.m.

### **Short Term Rentals**

Discussion was held on problems associated with STR's , establishment of rules or database of owners, and possible fees. The issue will continue to be discussed until a resolution to the issue is complete.

### **Public Comments:**

Laury Gillingham: Rentals create easements traffic and parking problems for residents.

### **Board Comments:**

Ron George: He will continue to research the STR issue.

Meeting adjourned at 3:05 p.m.

Michelle Stirrett  
Recording Secretary