

CITY OF CASEVILLE

PLANNING COMMISSION SPECIAL MEETING

October 9, 2025 4:00 p.m.

Members present: Charlotte Ignash, Ken Rathje, Lou Johnson, Jamie Learman, Jerald Ignash, Michael Barron and Gerald Dekker.

Others present: Terry Kelly, Building and Zoning Inspector and Kristen Maust, Secretary.

Meeting called to order by Charlotte Ignash.

MOTION was made by Rathje and second by J. Ignash to approve the minutes of the September 25, 2025 meeting, all ayes, motion carried.

Business at Hand

Continued review of site plan # **2025-23**, submitted by Beachy's Inc., regarding the addition of retail sheds in the back parking lot.

Review ordinance #1060.04 (b) Receptacles.

Public Comments- Kyle Bowles from Beachy's Inc., explained again that bringing in the small sheds will create a fun and positive shopping experience. She thinks it will benefit not only the community but the other businesses in the down town area.

Bethanne Bowles from Beachy's is excited to bring an artistic, cute and fun little town shopping experience to our community.

Lauren Formicola, owner of Thumb Brewery, is concerned that this will allow other businesses to follow suit, and was hoping to table the decision until other business owners can discuss further. She mentioned that she is worried that this new concept will create more blight issues on the property. Lauren concluded that she hopes this turns out as well as they say it will.

Julie Roe, owner of Jades on the Bay, asked Terry Kelly, building and zoning inspector, if there is an ordinance on how many auxiliary buildings are allowed on commercial properties. Kelly explained that Beachy's is compliant with all commercial ordinances that pertain to their site plan.

Charlotte Braun, owner of Lotus I.V. Therapy & Wellness, thinks Beachy's idea is great for the whole community. She is proud of Kyle and her ideas and thinks it's wonderful that Caseville has a young entrepreneur bringing new ideas to the town.

Member Comments- Rathje asked Bowles if she would have enough employees to cover this new project and is concerned about parking being eliminated. He asked if delivery trucks would be able to access the back lot with the new sheds in place. Bowles explained that there will be no issue with employee coverage and that she has spoke with her delivery drivers and there will not be any obstacles for deliveries.

Johnson does not like the idea of so many temporary structures on the property and is concerned about lack of parking. He suggested that Bowles could start with fewer sheds to begin with and see how that works. Bowles responded that they are planning on the original site plan of thirty sheds.

J. Ignash thinks that the whole community will benefit from this. He said parking has always been an issue in the down town area and does not think this project will cause any issues pertaining to parking.

Dekker asked if there would be inspections done to make sure that Beachy's are in compliance with all city ordinances. He also wanted to know if any business has ever been denied or turned away due to lack of parking. The committee does not recall that has ever happened.

Barron asked if clean up would be done to the property prior to starting this new project. Bowles responded that they will begin cleaning up the back lot before the sheds are placed. Barron also wants to be sure that they have pest control in place.

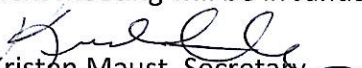
Learman asked Kelly if there are any ordinances stopping this site plan from being approved. Kelly answered no. He said Beachy's are following all city ordinances.

MOTION made by Learman and second by J. Ignash to approve site plan #2025-23 for Beachy's Inc. 5-2 (Johnson and Rathje, Nay) motion carried.

Committee discussed receptacle ordinance # 1060.04 (b) and decided to table it until they can gather more information and speak to Emterra.

MOTION was made by Learman and second by J. Ignash to adjourn the meeting at 4:53 p.m., all ayes, motion carried.

Next meeting will be in January 2026, date still to be determined.


Kristen Maust, Secretary