

CITY OF CASEVILLE

PLANNING COMMISSION

September 25, 2025 4:00 P.M.

The meeting was called to order at 4:00 P.M. by Charlotte Ignash and the Pledge of Allegiance was recited.

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

Also present: Kristen Maust

MOTION was made by Rathje and second by Barron to approve the minutes of January 7, 2025.
6-0 Approved.

Business at hand:

Review site plan #2025-23, submitted by Beachy's Inc. to add decorative sheds to their rear parking lot for retail use, located at 6567 Main St. Review ordinance # 1060.04 (b).

Kyle Bowles presented Beachy's Inc. site plan and photos of proposed sheds. She explained that her idea is to use these small sheds to display and sell Beachy's merchandise. Her vision is to create a fun shopping experience while visiting Beachy's and the downtown area.

Public comments:

Lauren Formicola, owner of Thumb Brewery expressed her concerns about the dumpster placement, sanitation concerns, such as keeping the garbage contained and questioned fencing and lighting. Lauren also questioned water runoff from the sheds, that could lead to flooding at her adjacent property. She does not feel that this will help benefit other businesses in town. She would like the back lot of Beachy's cleaned up, but is not in favor of the small shed idea.

Julie Roe, owner of Jades on the Bay, told Kyle she loves her energy and what her social media has done for the town, but thinks this concept of the sheds would hurt her and other downtown retail establishments. She asked if there were any ordinances on how many accessory buildings are allowed on commercial property.

Terri Born, owner of Keepsakes, said they love Kyle, but they have a big issue with parking now and think this will just make things worse. Terri explained that she has a hard time parking at her own business due to crowds at Beachy's.

Bethanne Bowles, owner of Beachy's, mentioned that there has always been a parking problem in the downtown district. She sees Caseville as being a walking town, and even if there aren't many spaces available at the said businesses, the town is small enough to walk from public lots or side streets. She means no harm to the other business owners and is willing to work with any concerns they may have.

Amy Lee, owner of Lemon Tree Marketplace, appreciates new ideas, but wishes that Beachy's would share and talk over future plans with the other business owners nearby.

Member comments:

Learman asked Kyle if they would be willing to move the location of the dumpsters to the opposite side of lot, away from adjacent property. He asked how garbage trucks would access the property. Learman will look into any ordinances for placement or quantity of accessory buildings on commercial property.

C. Ignash asked Kyle if the existing steel building on their property would stay in place. She asked if Beachy's ever thought of building one larger building versus small sheds. Ignash questioned whether Beachy's would have to pay taxes on the buildings and if they would be ADA compliant.

Johnson asked how people would access the sheds. He is not in favor of losing any additional parking. Johnson wanted to know if delivery trucks would have enough space. He asked about electricity in sheds.

Rathje asked about vendors and fees, but was told it would be Beachy's merchandise only, that will be sold. He wanted to know what size fencing would be put in, and to be sure the dumpsters do not cause any issues for neighboring businesses. Rathje also wanted to know if they would have their own security. His concern is that our police would have more to patrol.

Gerald Dekker wanted to know how the vending would be monitored. Will Beachy's use their own employees to monitor the sheds. He asked if the hours of operation would coincide with the restaurant's hours. Dekker wonders if the sheds would impact Market on Main or would be an addition to the shopping experience. He appreciated the public comments and hopes the businesses will stay open with communication.

Michael Barron asked Kyle to explain how employees would circulate and monitor the retail sheds.

Learman welcomed and thanked Barron and Dekker for joining the planning commission committee.

MOTION was made by C. Ignash and second by Rathje to table the review of site plan # 2025-23, until the October 9, 2025 meeting. **6-0 Approved.**

The committee will review garbage ordinance #1060.04 (b) at the next meeting.

Next meeting will be on October 9, 2025 at 4:00P.M.

MOTION was made by Barron and second by Johnson to adjourn the meeting at 5:12 P.M. **6-0 Approved.**



Kristen Maust, Secretary