

**South Haven Charter Township  
09761 Blue Star Hwy, South Haven  
Regular Planning Commission  
June 5, 2024 at 7:00PM  
Agenda**

**Call to Order**

**Role Call**

**Approval of the Agenda**

**Approval of the Minutes – May 1, 2024**

**Public Comments on Non-Agenda Items**

**Public Hearing (see reverse side for procedure)**

- a. Owner, River Edge Holdings LLC of Hamilton MI, and Applicant, South Haven Affordable Solar LLC of Atlanta GA, have petitioned for a special use permit for a commercial scale solar facility (55ac parcel, 32 ac developed) at V/L 73<sup>rd</sup> St (corner M-43&73<sup>rd</sup> St) 80-17-014-021-00

**New Business**

- a. Review/discuss special land; recommend/not recommend to Township Board for adoption.
- b. Anything that may come before the commission

**Unfinished Business**

- a. Anything that may come before the commission

**Staff & Subcommittee Reports/Discussion**

- a. Township Board
- b. Zoning Board of Appeals
- c. Zoning Administrator

**Public Comment**

**Commissioner Comments**

**Adjournment**

**Reminder: no meeting July 3<sup>rd</sup>**

### **Public Hearing Procedure:**

- a. Identification of Agenda Item by Chair**
- b. Review by Staff, Questions from Commissioners**
- c. Presentation by Applicant, Questions from Commissioners**
- d. Chair formally opens the Public Hearing for Public Comment:**
  - 1. Individual recognized by chair - stands & states name & address**
  - 2. All comments & questions shall be directed to the chair**
  - 3. Comments & questions limited to 5 minutes per person**
  - 4. Written comments & petitions are read**
- e. Chair closes the public hearing**
- f. Commission discusses among themselves & with staff and may request clarification from applicant and citizens**
- g. Commission make a decision.**

**SOUTH HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Wednesday May 1, 2024

Draft

**1) Call to Order: 7:00 PM**

**2) Role Call:**

Tippman - present

Kiry – present

Odland - present

Meyer – absent

Poole – absent

Dibble – present

Nicol – absent

Motion by Kiry to excuse Nicol, second by Tippman, 6-0yes, motion passed.

Applicant Ms. Norman and her daughter

**3) Approval of the Agenda**

Motion by Kiry to approve the agenda as presented, second by Meyer,6-0 yes, motion passed.

**4) Approval of the Minutes**

Motion by Kiry to approve the minutes of April 3, 2024, second by Tippman, 6-0, yes motion passed.

**5) Public Comment non-agenda items - none**

**6) Communications / Correspondence - none**

**7) Public Hearing**

Judy Norman of South Haven MI has petitioned for Special Use Permit to open a state licensed residential care more than 6 persons (Group Child Care Home 7-12) at 70762 M-43 Hwy, 80-17-024-063-00.

Odland read the public hearing notice and reviewed the applicant information for request.

Odland opened the public hearing at 7:09pm.

No public, no correspondence received.

Odland closed the public hearing at 7:12pm.

**8) New Business –**

- a. Review/decision Group Child Care (7-12). Judy Norman and her daughter will run the child care; both live in the home. Ms. Norman has experience with child care and looking to start her own business. There is a great need in the area. She wants to offer affordable child care for the community.

Tippman asked how many children, Ms. Norman said approximately 10.

Tippman also asked the age range, Ms. Norman said 4 months to 5 years old.

Odland asked if will be all open all year, Ms. Norman said yes.

Tippman voiced concerns about being a business owner and being responsible for all the

expenses a business brings; Ms. Norman said she understand and knows what owning a business entails.

Odland read through all the site plan review and special land use requirement for compliance of the standards.

Odland asked about the fire department approval and asked applicant to check with zoning administrator (Tasha Smalley) to confirm.

Odland asked about a sign. Ms. Norman said she will put up a sign on the mailbox snow protector barrier. Odland asked her to check with zoning administrator for sign location approval and permit (if necessary).

Kiry commented he is in support of the special use because of the need.

Motion made by Poole to recommend approval of the site plan and the special use to the Township Board with condition: to obtain all required local, county, state, federal permits, second by Tippman. No further discussion. Roll Call – Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-n/a; Kiry-Yes; Meyer-Yes 6-0, motion passed.

**9) Unfinished Business – none**

**10) Staff & Subcommittee report**

ZBA report- no meeting to report

Board report – refer to Board minutes

Zoning report – zoning administrator absent, no report

**11) Commissioner Comments and Public Comment**

**12) Adjournment**

at 7:23pm

*Respectfully Submitted by:*

*Meeting notes by Kristin Dibble*

*Typed by Tasha Smalley*

*Zoning Administrator/Recording Secretary*

**SOUTH HAVEN CHARTER TOWNSHIP  
VAN BUREN COUNTY, MICHIGAN  
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Planning Commission of South Haven Charter Township will conduct a public hearing and regular meeting to follow concerning the following matters on Wednesday, June 5, 2024 7:00 p.m. at the South Haven Township Hall, 09761 Blue Star Hwy, South Haven MI 49090.

PLEASE TAKE NOTICE that the item to be considered at said public hearing include the following:

1. Owner, River Edge Holdings LLC of Hamilton MI, and Applicant, South Haven Affordable Solar LLC of Atlanta GA, have petitioned for a special use permit for a commercial scale solar facility (55ac parcel, 32 ac developed) at V/L 73<sup>rd</sup> St (corner M-43&73<sup>rd</sup> St) 80-17-014-021-00
2. Any other business that may come before the Planning Commission

PLEASE TAKE FURTHER NOTICE that the application can be reviewed at the Township Hall during the zoning administrator hours Tues's 9-12p and Thurs's 1:30-4p or call 1-800-626-5964 and the information can be emailed [shtwp.zoninga@gmail.com](mailto:shtwp.zoninga@gmail.com) . Written comment may also be submitted to the zoning administrator.

PLEASE TAKE FURTHER NOTICE that written comments may be submitted to the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail at the address set forth below, up to the date of the hearing and will also be accepted by the Planning Commission at the hearing.

South Haven Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the South Haven Charter Township Clerk.

South Haven Charter Township Hall  
Brenda Bertorelli, Clerk  
09761 Blue Star Highway  
South Haven, MI 49090  
269-637-3305

Memorandum: South Haven Charter Township Planning Commission

Date: May 23, 2024

From: Tasha Smalley, Zoning Administrator

RE: Special land use – Solar Farm

Meeting date: June 5, 2024

Owner: River Edge Holdings LLC

Owner address: 4807 Green Meadow Ct, Hamilton MI 49419

Applicant: South Haven Affordable Solar, LLC (SolAmerica)

Subject Property: V/L 73<sup>rd</sup> St, South Have Township

Parcel #: 80-17-014-021-00

Medium Density Residential District

Minimum lot area – 15,000 sq ft w/s; 1acre

Minimum lot width – 90ft w/s; 150ft

Front setback – 35 ft right-of-way

Side setback – 10 ft

Rear setback – 50 ft

6.03A #14 Solar Farm

6.03B SLU conditions

Special Land Use 15.28

Site Plan Review 22.06C & D

Analysis

Property 80-17-14-021-00 is a legal conforming lot of record

Lot area approx. 55 acres

Proposed project:

Approx 32 acres solar panels (solar farm)

15.28 standards Exhibit B – fact of finding

Packet very detailed

DW – road commission rcvd

FD – fire department rcvd

DC – drain commission rcvd



## VAN BUREN COUNTY DRAIN COMMISSIONER

*JOE PARMAN, Drain Commissioner*

*GEORGIA MASSURA, Deputy Drain Commissioner*

*JOSH GRIFFITH, Chief Deputy*

May 17, 2024

Tasha Smalley  
Zoning Administrator  
South Haven Township

**RE: South Haven Affordable Solar, LLC; 73<sup>rd</sup> St.; 80-17-014-021-00**

Ms. Smalley:

The Van Buren County Drain Commissioner is in receipt of a Memorandum from Kimley - Horn introducing a proposed solar array project in South Haven Township. The conclusion of the memorandum states that the engineer does not anticipate an increase in storm water runoff.

The Drain office has some concerns with a more concentrated flow descending from the drip edge of each panel creating a "rivulet" path of release. The Drain Commissioner intends to visit other solar sites to gain a better as -built understanding.

We look forward to the full hydrology report and study mentioned in the memorandum as Kimley-Horns moves toward final design.

Respectfully submitted,

Peter Van Dop, P.E., P.S., Van Buren County Drain Office

cc: Joe Parman, Van Buren County Drain Commissioner  
cc: Theresa McGreevy, P.E., Kimley-Horn



## South Haven Area Emergency Services

90 Blue Star Highway • South Haven, Michigan 49090  
Phone (269) 637-1813 • Fax (269) 637-0998  
www.shaes.org

### SITE PLAN REVIEW

Preliminary Site Plan       Final Site Plan

Name of Applicant: Alessandro Tartaglia/Kimley-Horn

Address of Applicant: 111 W Jackson BLVD, Suite 1320, Chicago, IL 60604  
alessandro.tartaglia@kimley-horn.com

Applicant Telephone No: 708-683-9012

Project name, if any: South Haven Affordable Solar, LLC Project # 268196015, 4/8/24

Project location: 73<sup>rd</sup> ST & M-43, No address given

Brief project description: Building a 4.5 megawatt solar energy generation facility of photovoltaic solar panels, inverters, transformer & combiner boxes.

Are fire hydrants available at the site?     Yes       No  
Comments:    Available on 73<sup>rd</sup> ST

Is water pressure adequate for the project?     Yes       No  
If no, explain: \_\_\_\_\_

Does project layout provide easy access for fire protection?     Yes       No  
If no, explain: \_\_\_\_\_

Are the proposed plans acceptable to the Fire Department?     Yes       No  
If no, explain: \_\_\_\_\_

Other comments / recommendations:

All builds to follow IFC 2015 edition. Knox Box required, address for the site to be visible at the main entrance on 73<sup>rd</sup> ST, all access roads to support a minimum of 75,000 LBS, signage with up to date contacts to be maintained at the main entrance gate

Review performed by Keith Bierhalter Deputy Chief/Fire Marshal

Date 4/23/24

*Keith Bierhalter* DC/FM





BOARD OF COUNTY ROAD COMMISSIONERS  
BOARD OF COUNTY PARK TRUSTEES  
BOARD OF PUBLIC WORKS

**COMMISSIONERS:**

W.C. Askew, Sr., Reginald D. Boze, Doug Burleson, Gregory H. Kinney

**MANAGING DIRECTOR:**

Daniel F. Bishop

April 1, 2024

Owner:

Rivers Edge Holdings LLC  
4807 Green Meadow Ct.  
Hamilton, MI 49419

Project Address:

South Haven Township  
73<sup>rd</sup> Street  
South Haven, MI 49090  
80-17-014-021-00

RE: South Haven Affordable Solar\_Commercial Driveway Application and Permit

Thank you for your communication regarding the South Haven Affordable Solar, located in South Haven Township, MI. The Road Commission has received the Site Plan for location and has discussed the proper commercial driveway application and permit as well as what is needed on the driveway details for permit approval. We are aware of the project and in communication with Alessandro Tartaglia with Kimley-Horn about the project.

I believe the landowner and engineer would like to gain approval for the Special Use Permit before they move forward with the driveway details and engineering plans needed for the driveway requirements. They understand that the driveway entrance construction should not begin until the permit is approved by the Road Commission but at this point in time, this is a preliminary approval letter.

If you have any questions, please feel free to contact the Road Commission at 269-674-8011.

Thank you,

A handwritten signature in blue ink that reads "AJ Brucks" followed by a circular stamp or mark.

AJ Brucks  
Permit Officer

## Driveway Entrance\_South Haven Township Solar Entrance

From: AJ Brucks (ajbrucks@vbcrc.org)

To: alessandro.tartaglia@kimley-horn.com; theresa.mcgreevy@kimley-horn.com; lbeduhn@solamericaenergy.com

Cc: info@southhaventwp.com; shtwp.supervisor@gmail.com; mtsallegan@frontier.com

Date: Monday, April 1, 2024 at 12:23 PM EDT

Good Afternoon, Please see attached letter in regards to the South Haven Solar project off of 73<sup>rd</sup> Street. At this time we have received the current Site Plan and are working with Alessandro Tartaglia with Kimley-Horn on getting all the information required for the driveway permit. I know they wanted to get approval that the project is possible at this location prior to moving forward with all the detailed drawings required.

Please let me know if you have any questions.

Thank you,  
AJ

AJ Brucks  
Permit Officer - Weighmaster



**Van Buren County Road Commission**  
325 West James St. | P.O. Box 156  
Lawrence, MI 49064  
t: 269-674-8011 x252 f: 269-674-3770  
[www.VBCRC.org](http://www.VBCRC.org) | [VBCRC Facebook](#)

Report a Problem - [SeeClickFix](#)

**From:** Tartaglia, Alessandro <Alessandro.Tartaglia@kimley-horn.com>

**Sent:** Friday, March 29, 2024 10:02 AM

**To:** AJ Brucks <AJBrucks@vbcrc.org>

**Cc:** McGreevy, Theresa <Theresa.McGreevy@kimley-horn.com>; Lauren Beduhn <lbeduhn@solamericaenergy.com>

**Subject:** RE: South Haven Township Solar Entrance

You don't often get email from [alessandro.tartaglia@kimley-horn.com](mailto:alessandro.tartaglia@kimley-horn.com). [Learn why this is important](#)

Good Morning AJ,

Please see the attached Site Plan for South Haven Affordable Solar, located in South Haven Township, MI. As discussed during our conversation last Friday, 3/22, the South Haven Township Planning Commission has requested a preliminary approval letter from the Van Buren County Road Commission, prior to granting a Special Use Permit. The proposed site entrances are located off of 73<sup>rd</sup> Street. It is understood that a Driveway Permit will need to be acquired prior to construction. If this submission is sufficient, please send the approval letter via email so it can be incorporated within our submission to the Township.

Let me know if additional information is needed or if any questions arise.

Thank you!

**Alessandro Tartaglia**

**Kimley-Horn** | 111 West Jackson Blvd., Suite 1320, Chicago, IL 60604

I apologize for missing your call earlier this morning. We are currently in the process of submitting for a Special Use Permit for a community solar farm in South Haven Township. The proposed entrance is located off of a County road. Prior to submitting the Special Use Permit application to the Township, we will forward the site plan to the Van Buren County Road Commission for review. Please see the below items/questions regarding the review process.

**Questions:**

- Is obtaining the commercial driveway permit necessary prior to Special Use Permit review?
- The site plan indicates the proposed entrance location without labeled dimensions
  - Will this suffice for the Special Use Permit review?
- Are there any attachments that can be included in the submission that would aid in your review?
- What is the typical review timeline?

Please reach out with any questions or give me a call at 708-683-9012.

Thanks!

**Alessandro Tartaglia**

**Kimley-Horn** | 111 West Jackson Blvd., Suite 1320, Chicago, IL 60604

Direct: 708 683 9012 | Main: 312 726 9445



Commercial DW\_Prelim approval letter.pdf  
142.6kB



image001.jpg  
115.2kB

**SOUTH HAVEN CHARTER TOWNSHIP**  
**Draft MINUTES OF REGULAR MEETING**  
**WEDNESDAY, MAY 8, 2024**

**Present:** Stein, Bertorelli, Wiatrowski, Fisher, DeGrandchamp and Kiry

**Absent:** Lewandowski

**Meeting was called to order** by Supervisor Stein at 7:30 p.m.

**April 10, 2024** minutes were accepted as presented.

**Gail Gladney** was in attendance to report for Van Buren County Commission.

**Motion by Wiatrowski**, supported by Kiry, to approve the Minutes of April 10. All voted in favor. Motion carried.

**Motion by DeGrandchamp**, supported by Wiatrowski, to approve the Agenda. All voted in favor. Motion carried.

**Supervisor Stein** reported that a preliminary site plan has been submitted for 52 apartment units. He also reported that Granicus is just about ready to start receiving the STR applications. Dave Wiatrowski will work with SHAES on the inspections and will be paid \$50.00 an inspection.

**Motion by Wiatrowski**, supported by Kiry, to approve Resolution 24-07 a Resolution to Introduce Ordinance #159 Zoning Text Amendments for cell towers. All voted in favor by roll call vote. Motion carried.

**Van Buren County** Board of Commissioners is introducing an ordinance to allow ORV on county roads. Communities can opt out. Trustees gave Commissioner Gladney some feedback and recommended they drop the flag requirement and asked who would be enforcing this. Board members wanted more time to look it over.

**Sgt. Zach Hathaway** of SHPD was in attendance and gave a report.

**Motion by DeGrandchamp**, supported by Fisher, to accept the Planning Commission's recommendation and approve the Special Use and Site Plan for a Day Care run by Judy Norman. All voted in favor. Motion carried.

**Reports** from various committees and authorities were received. W.C. Askew was in attendance for the Road Commission.

**Motion by Kiry**, supported by Wiatrowski, to approve hiring Williams and Works to update the Zoning Ordinance for \$18,000.00. All voted in favor. Motion carried.

**Motion by DeGrandchamp**, supported by Wiatrowski, to support and approve the SHAWSA Budget. All voted in favor. Motion carried.