

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

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – June 5, 2024

Public Comments on Non-Agenda Items

Public Hearing (see reverse side for procedure)

1. Owner, James Bard of Fulton MI and Applicant Wallick (Graham Welling) of New Albany OH have petitioned for a Preliminary PUD (Planned Unit Development) review to rezone the property and construct 52 dwelling units (3-16 units and 1-4 unit apartments) at V/L (*approx. 09000*) 73rd Ave 80-17-014-039-20/25/30-00; approx. 13 acres.
2. Owner Nancy Cain of South Haven and Applicant, 152nd Farm LLC (Matthew Bakker) of Holland MI have petitioned for a Rezoning, VL (*approx. 04500*) 73 ½ St 80-17-011-001-01. Current zone Highway Service Commercial (HSC), rezone request is to Community Service Commercial (CSC) {for proposed warehouse/office for Landscape Maintenance Operations}; approx. 3 acres

New Business

- a. Review/discuss Preliminary PUD, 73rd St,
- b. Discuss/decide Rezone 73 ½ St
- c. Any other business that may come before the commission

Unfinished Business

- a. Any other business 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

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 June 5, 2024

Draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present
Kiry – present
Odland - present
Meyer – present
Poole – present
Dibble – present
Nicol – present

3) Approval of the Agenda

Motion by Tippman to approve the agenda as presented, second by Nicol, 7-0 yes, motion passed.

4) Approval of the Minutes

Motion by Dibble, with corrections: Poole and Meyer were present not absent, to approve the minutes of May 1, 2024, second by Tippman, 7-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence -

1. letter submitted by Eldridge Tincher and Betty Johnson 72893 Faye Ct, several concerns regarding the special land use for the proposed solar farm 73rd St.
2. Letter submitted by Walter and Ann Glogowski 10136 Compton Dr, regarding several concerns regarding the special land use for the proposed solar farm.

7) Public Hearing

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 73rd St (corner M-43&73rd St) 80-17-014-021-00

Smalley briefly went over the applicant/request: Owner River Edge Holdings LLC of Hamilton MI and applicant South Haven Affordable Solar LLC (SolAmerica), V/L 73rd St, 80-17-014-021-00, approx. 55 acres, the solar farm will be approx. 32 acres.

Scott Tempel, representative from SolAmerica went over a few things: this is a community Solar system, 3phase power and hooked to distribution; there is a sign up program for users to get credit on electric bill; 25 year lease with 5 additional years option, after that the panels will be up and removed and the site reclaimed; 25years is length for panel warranty.

Commissioner questions: Nicol, explain more hook to the community, already established 3phase and transmission lines; Odland asked if other sites in Michigan, Scott stated no, but in surrounding states; Tippman asked how long they have been around and if profitable, Scott stated in 2009 and yes, also asked about funding- tax payers or private, Scott stated some

federal funding but mostly private investors; Poole referred to letter submitted that had concern about overload on old lines, poles, etc, Scott stated they would be responsible to upgrade lines, poles etc that are outdated, also asked how much traffic will be after the construction, Scott stated very little traffic, this is an unmanned site, so the lawn maintenance and occasional people. Dibble ask about going back to nature, Scott stated the site will be planted with pollinator plants, trees, bushes.

Motion by Poole to open the public hearing at 7:24pm, second by Dibble, 7-0yes, motion passed.

Public comment

Walter Glogowski. 10136 Compton, presented a letter with several concerns: heat island effect, habitat degradation, property value decline, soil moisture distribution and flooding. Rebuttal, Scott stated heat index less than a parking lot.

Steve Doublestein 72397 8th Ave, concern with buffer zone, the site plan does not show landscape from house facing the solar farm, and the grade, the property is hilly will the field be graded to be flat. Rebuttal, Scott stated will provide more screening, no grading will occur, there will be some prepping of the land, will manage water run off.

Kristy DeBest 10390 Compton, asked how long to build, number of trucks, what season to build, how many acres for the solar farm. Rebuttal, Scott stated depends on supply line, but once permitted and ready takes 20 weeks to build, approx. 1-2 trucks a day to deliver materials, then regular work trucks in and out to install; 55 acres 32 acres panels.

David Trink 72650 Faye Ct, how long with shrubs take to grow, from Faye Ct you can see the field, 6ft may not be high enough. Mentioned sound/noise level; when rains heard the rain hitting the panels is loud; Rebuttal Scott, the inverters will be in the middle of the property to help with noise/sound, also he had not heard of sound from rain.

Beth Weichhand 72805 Faye Ct, questioned why put the solar farm here? Asked if the PC Members / audience / applicant if they wanted to live by it. It is directly behind Osage neighborhood and other nice neighborhoods, we all care.

Michael Dubbink 10110 Compton Dr, the residents need a buffer. Noise at boundary line. What is if doesn't work, fails? Why here? Rebuttal: Smalley, as part of the application there is a decommission plan and the application will provide a bond, this will be for the Twp to use if the applicant does not remove properly.

Trinka 72650 Faye Ct, how does the solar tap into the power grid, need a buffer for residents. What about the water flow? Rebuttal: Scott, all the water is required to be retained and managed on site. Smalley stated the Drain Commission will review and approval drain plan. Why here? There is not much sun. If this is denied can the applicant just go to the state and get an approval? Rebuttal: Smalley, new legislation to be in effect in Nov, the state regulates farms 50mega watt and more; this site is 4.5 mega watt, so no, stays at the Twp level.

Jim Horan 73140 6th Ave, will the solar farm retain the land? Rebuttal: Scott, no the land will be leased from the current property owner. Will this compete with Power Co? Rebuttal: Scott, this is to compliment and stabilize the grid. What about the lose of money for not using the water connection? Those fees will not be paid. Very concerned that this farm is taking away land that could be used for housing.

Megan, 72861 Faye Ct, are there health risks or concerns to worry about? Rebuttal: Scott, there are no known health risks.

Robert Schnake 72773 8th Ave, very familiar with the farming and drain tiles, asked if they knew where they were? Will they fix them if break? The current farmers have not been fixing broke tiles. Rebuttal: Scott, they will be required to repair any broke tiles.

Brian Timmer Mabel Creek Dr, was a solar farm installer, suggest regulations for mowing standards, make sure the decommission bond is enough, better landscape plan, monitor hours of work.

Michael Verdonk 72634 M43, go over the standards

John Sila, 72681 Faye Ct, what happens if the panels break? Rebuttal: Scott, the panels are 95% recycle; some metals inside that are sealed; each panel is monitored.

Larry Bollwahn 09642 73rd St, lease or purchase land. Rebuttal: Scott, the property will be leased for 25years.

John Callahan 72842 Faye Ct, explain lease? Rebuttal: Scott, the lease is for 25 years with an option to extend 5 years. The 25yrs is because the panels are warrantied for 25years.

Motion by Poole to close the public hearing at 8:19 pm, second by Nicol, 7-0yes, motion passed.

Odland recessed the meeting for 5 minutes

Resumed meeting 8:28p

8) New Business –

a. Review/decision Solar Farm V/L 73rd 80-17-014-021-00

Special Use review 15.06

The Planning Commission shall review the particular circumstances and facts of each proposed special use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a special use on the proposed site, lot, or parcel:

- A. Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance. – consensus not harmonious, surrounding farmland and housing
- B. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. – discussion- could be designed better to be harmonious and good appearance.
- C. Will be served adequately by essential public facilities and services; such as, highways, roads, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service. – Yes. The drainage is reviewed and approved by the Drain Commission.
- D. Will not be hazardous or disturbing to existing or future neighboring uses. – not hazardous, disturbing is subjective...
- E. Will not create excessive additional requirements at public cost for public facilities, utilities and services. No.

15.28 Solar Farm a-p; reviewed the standards;

b. no water required for this site/use.

O. needs a better landscape plan.

Motion made by Kiry to recommend approval of the special use to the Township Board, second by Meyer. Discussion- Dibble needed more information to make a decision; more how the connection to electric grid works and what is the benefit. Roll Call – Poole-No; Dibble-No; Tippman-No; Odland-No; Nicol-No; Kiry-Yes; Meyer-Yes 2-5, motion failed.

Did not continue to Site Plan Review.

9) Unfinished Business – none

10) Staff & Subcommittee report

ZBA report- next meeting June 13th, fence height variance request

Board report – refer to Board minutes

Zoning report – reminder no July 3 meeting; upcoming preliminary PUD for Aug meeting and possible rezone request for a property on 73 ½ St

11) Commissioner Comments and Public Comment

12) Adjournment

at 9.30 pm

Respectfully Submitted 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, August 7, 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(s) include the following:

1. Owner, James Bard of Fulton MI and Applicant Wallick (Graham Welling) of New Albany OH have petitioned for a Preliminary PUD (Planned Unit Development) review to rezone the property and construct 52 dwelling units (3-16 units and 1-4 unit apartments) at V/L (*approx. 09000*) 73rd Ave 80-17-014-039-20/25/30-00; approx. 13 acres.
2. Owner Nancy Cain of South Haven and Applicant, 152nd Farm LLC (Matthew Bakker) of Holland MI have petitioned for a Rezoning, VL (*approx. 04500*) 73 ½ St 80-17-011-001-01. Current zone Highway Service Commercial (HSC), rezone request is to Community Service Commercial (CSC) {for proposed warehouse/office for Landscape Maintenance Operations}; approx. 3acres
3. 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 . 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: July 23, 2024

From: Tasha Smalley, Zoning Administrator

RE: Preliminary PUD review – 52- units apartments

Public Hearing: August 7, 2024

Owner/Applicant: James Bard

Owner address: 10591 S 44th Street, Fulton MI 49052

Applicant: Wallick Development

Representative: Graham Welling

Address: 160 W Main St, Ste 200, New Albany OH 43054

Subject Property: V/L 73rd St (approx. corner M-43&73rd)

Parcel #: 80-17-014-039-20/25/30

Preliminary Site Plan Review 22.05B#2 a-h

IMFORMATION REQUIRED

A site plan sketch at a scale of not more than 1 inch = 100 feet, showing all existing and any proposed:

- a. streets on or within 100 feet of the property
- b. lot lines and dimensions
- c. proposed method of providing sanitary sewer and potable water to the development.
- d. parking areas and driveways
- e. general location of significant natural features
- f. existing and proposed buildings
- g. number of acres allocated to each proposed element of the site plan
- h. where applicable, dwelling unit density by type

Proposed project:

Rezone PUD – Multi-family -V/L 73rd 80-17-014-039-20/25/30, approx. 13 acres. Use approx. 6acres to construct a complex of 52-units apartments; 3-16 units, 1-4 unit, and office/clubhouse, playground, parking

Parking – 119 spaces required, 88 provided

Section 20.0A Exception: If an applicant presents a parking study performed by an independent engineer for the specific use that demonstrates that a lesser or greater standard is more appropriate, then the Planning Commission may allow the use of the *modified* standard.

I do not see any red flags with this project; meets the basic stuff: size, density, open space, setbacks.

The parking should be discussed.

No wetlands.

No floodplain.

Final plan will have all the required information per PUD ordinance.

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shtwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegran@frontier.com

APPLICATION SITE PLAN REVIEW, SPECIAL USE
PUD, SITE CONDO, OTHER

Property Owner

Name James R Bard

Address 10591 south 44th street City Fulton. Mi. Zip 49052

Telephone 269)214-0051 Email jbard4agriking@yahoo.com

Representative (if applicable) Brian and nick stegman

Telephone Office Email Remax

Applicant (if different from Owner)

Name Graham Welling - Wallick, Senior Dev manager

Address 160 W. Main St, Suite 200 City New Albany, OH Zip 43054

Telephone 440-591-7937 Email gwelling@wallick.com

Property Address: 09010 73rd St

Property Number 80-17-014-039-30, 80-17-014-039-20, 80-17-014-039-25

Current Zoning Classification and Use MDR, vacant land

Nature of Activity for which Review is Requested: (check which apply)

Commercial Use ; Industrial Use ; Multi-family Use ; Temporary Use ;
Grading/Paving ; Special Use ; Site Condo ; PUD ;
(Other) _____

Describe proposed activity/use: New construction of 52 units of multifamily housing and associated community building/leasing office and parking & drives

Signature of Property Owner  dotloop verified
06/26/24 4:16 PM EDT
H0Jp-HFQA-Q9VM-JCJX Date 06/26/2024

Signature of Applicant  Date 6-26-24

(owner and applicant must sign)

July 15, 2024

Michigan Township Services
Attn: Tasha Smalley
111 Grand Street
Allegan, MI 49010

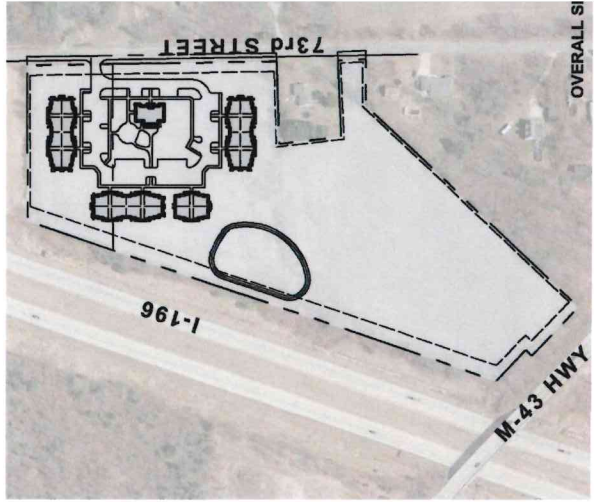
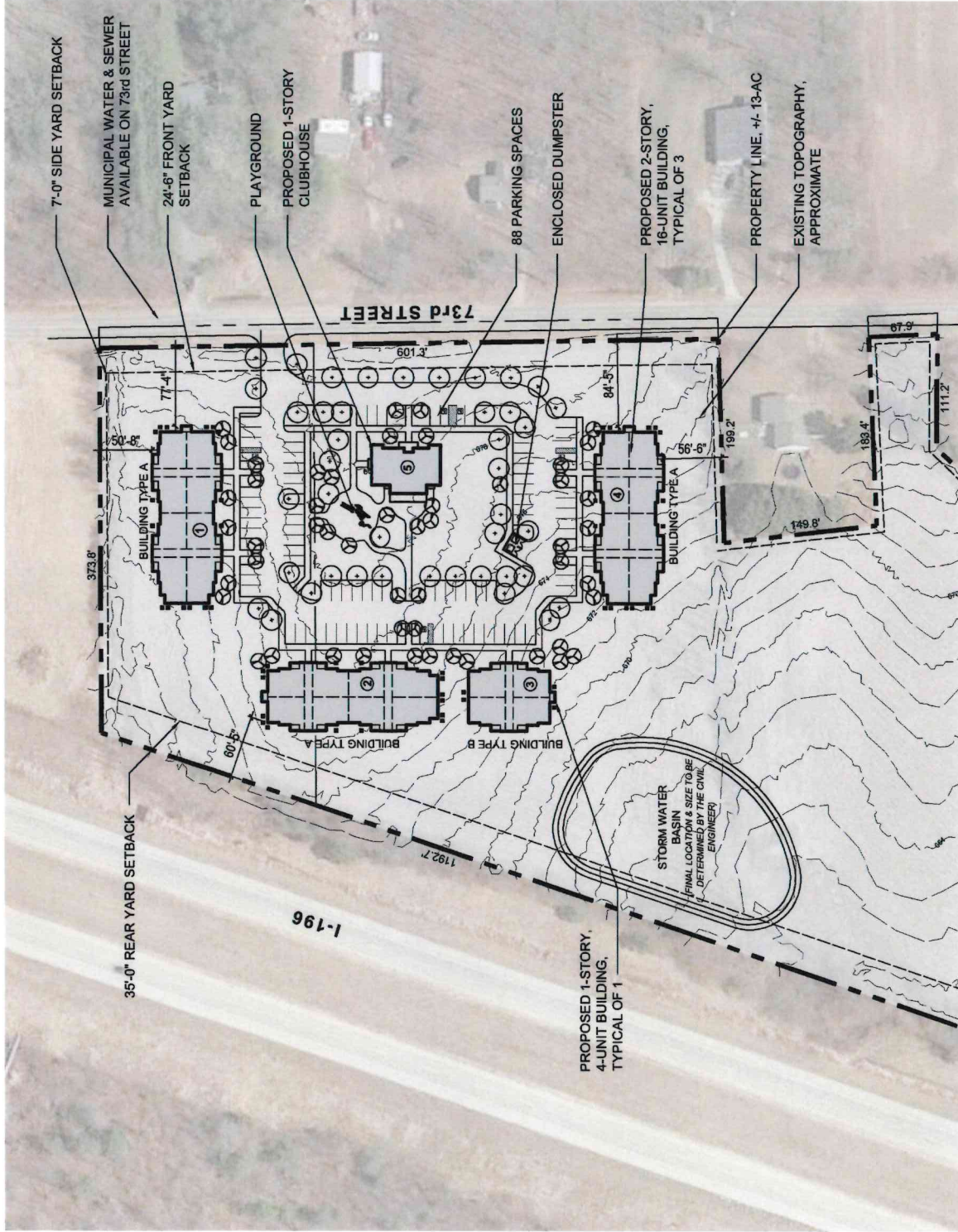
Dear Ms. Smalley:

As the owner of parcels 80-17-014-039-30, 80-17-014-039-20, and 80-17-014-039-25, I authorize Graham Welling and Brennon Davis of Wallick Communities to address South Haven Township Planning Commission on my behalf in connection with a PUD rezoning application.

Sincerely,

<i>James Bard</i>	dotloop verified 07/15/24 1:00 PM EDT LQB3-0TPC-RC4F-S61R
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James Bard



SITE DATA:

EXISTING ZONING	MDR (MEDIUM DENSITY RESIDENTIAL HDR (HIGH DENSITY RESIDENTIAL) MULTIFAMILY NOT PERMITTED)	REQUIRED	PROVIDED
PROPOSED ZONING	TYPE II PUD (PLANNED UNIT DEV.)	MIN. LOT SIZE (MDR)	10-ACRES
ACREAGE	+/- 13-AC	DENSITY (MDR)	8 DU/AC MAX
UNIT COUNT	52 UNITS 40 TWO-BEDROOMS 12 THREE-BEDROOMS	OPEN SPACE	25% MIN.
		FRONT YARD SETBACK	24'-6"
		SIDE YARD SETBACK	7'-0"
		REAR YARD SETBACK	35'-0"
		OFF-STREET PARKING	2 SPACE/DU 1 SPACE/4 DU 1/EMPLOYEE 119 SPACES
		DRIVE AISLE WIDTH	22'
		PARKING STALL	10'x20'
		FRONT YARD	20' MIN.
		SIDE/REAR YARD BUFFER	10'

June 5, 2024 rfr: #24031P COPYRIGHT © 2024

RDIL
ARCHITECT

WALLICK
160 West Main Street, Suis 200
New Albany, Ohio 43054
Telephone: 614-863-4640

SCALE: 1" = 100'-0"
0 50' 100'

LIGHTHOUSE RIDGE APARTMENTS | SOUTH HAVEN TOWNSHIP, MICHIGAN | CONCEPTUAL SITE PLAN

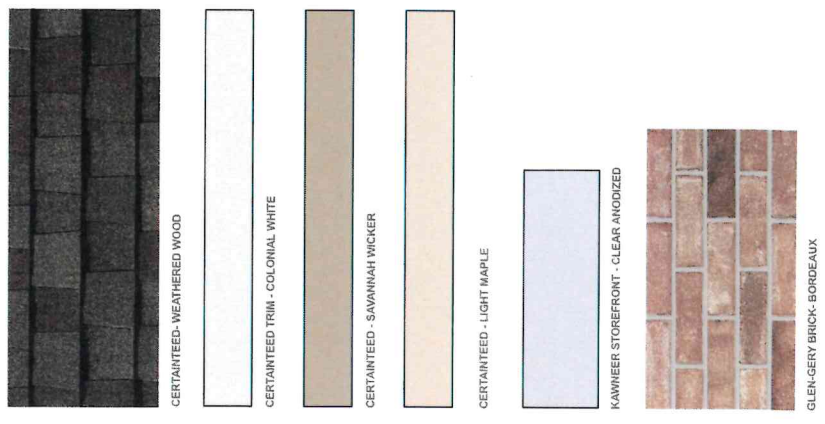
The drawings, specifications, ideas, design and arrangements represented hereby are and shall remain the property of the architect. No part of this shall be copied, reprinted, or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and the office must be notified of any variations from the dimensions and conditions shown by these drawings.



BUILDING TYPE A FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



CLUBHOUSE FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



LIGHTHOUSE RIDGE APARTMENTS | SOUTH HAVEN TOWNSHIP, MICHIGAN | ELEVATIONS

The drawings, specifications, notes, schedule and annotations, regardless of the date of any revision, constitute the entire contract between the architect and the client. No verbal or written agreement, modification or supplement to these drawings, specifications, notes, schedule and annotations shall be valid unless it is in writing and signed by both parties. The architect shall be responsible for the coordination of all construction and shall be responsible for the construction of the building. The architect shall be responsible for the construction of the building. The architect shall be responsible for the construction of the building. The architect shall be responsible for the construction of the building.

Memorandum: South Haven Charter Township Planning Commission

Date: August 7, 2024

From: Tasha Smalley, Zoning Administrator

RE: Rezone request HSC to CSC

Public Hearing: August 7, 2024

Owner/Applicant: Nancy Cain

Owner address: 101 N Shore Dr, South Haven MI 49090

Applicant: 152nd Farm, LLC

Matthew Bakker, Landscape Design Service

Address: 7351 W Olive Rd, Holland MI 49424

Subject Property: V/L 73 ½ Street

Parcel #: 80-17-011-001-01 (city parcel 80-53-620-050-00)

Proposed project:

V/L 73 ½ St 80-017-011-001-01, approx. 3 acres, (city property approx. 1.5 acres). The request is to rezone the property from HSC (Highway Service Commercial) to CSC (community service commercial). If the rezone is approved, then propose warehouse/office for landscape maintenance operations.

This meeting is for Rezone only, does not include the site plan. A preliminary site plan has been provided for visual effect.

[Rezone Legal Description](#): That part of the following described lying South of a line 812.31 feet South of and parallel to North Section Line of Section 11, Town 1 South, Range 17 West, North 18 Acres of West 1/2 of Northwest 1/4 of Northeast 1/4. Except Highway I-196 Right of Way. Also except North 521.24 of West 33 feet for Right of Way.

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shtwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 nitsallegan@frontier.com

REZONING APPLICATION

Property Owner

Name NANCY CAIN
Address 101 N. SHORE DR #25 City South Haven Zip 49090
Telephone 269 637-3999 Email ROOKIE56@COMCAST.NET
Representative (if applicable) _____
Telephone _____ Email _____

Applicant (if different from Owner)

Name 152ND FARM LLC, MATTHEW BAKKER, AUTHORIZED AGENT
Address 7351 W. OLIVE RD. City HOLLAND Zip 49424
Telephone 616-886-2687 Email MBAKKER@LANDSCAPEDS.COM

Property Address: 0-73 1/2 STREET

Property Number 80-17- 011-001-01

Current Zoning Classification and Use HSC-HIGHWAY SERVICE COMMERCIAL-VACANT

Current Zoning Classification and Use(s) of Adjacent Properties COMMUNITY SERVICE COMMERCIAL.
PARCEL TO WEST IS RETAIL, PARCEL TO SOUTH IS VACANT

Attach a map if necessary

Zoning change request: CHANGE TO COMMERCIAL ZONING TO ALLOW
FOR PROPOSED WAREHOUSE/OFFICE FOR LANDSCAPE MAINTENANCE
OPERATIONS.

Signature of Property Owner Nancy Cain Date 7/6/2024

Signature of Applicant MB Date 7/3/2024

(owner and applicant must sign)



LEGEND

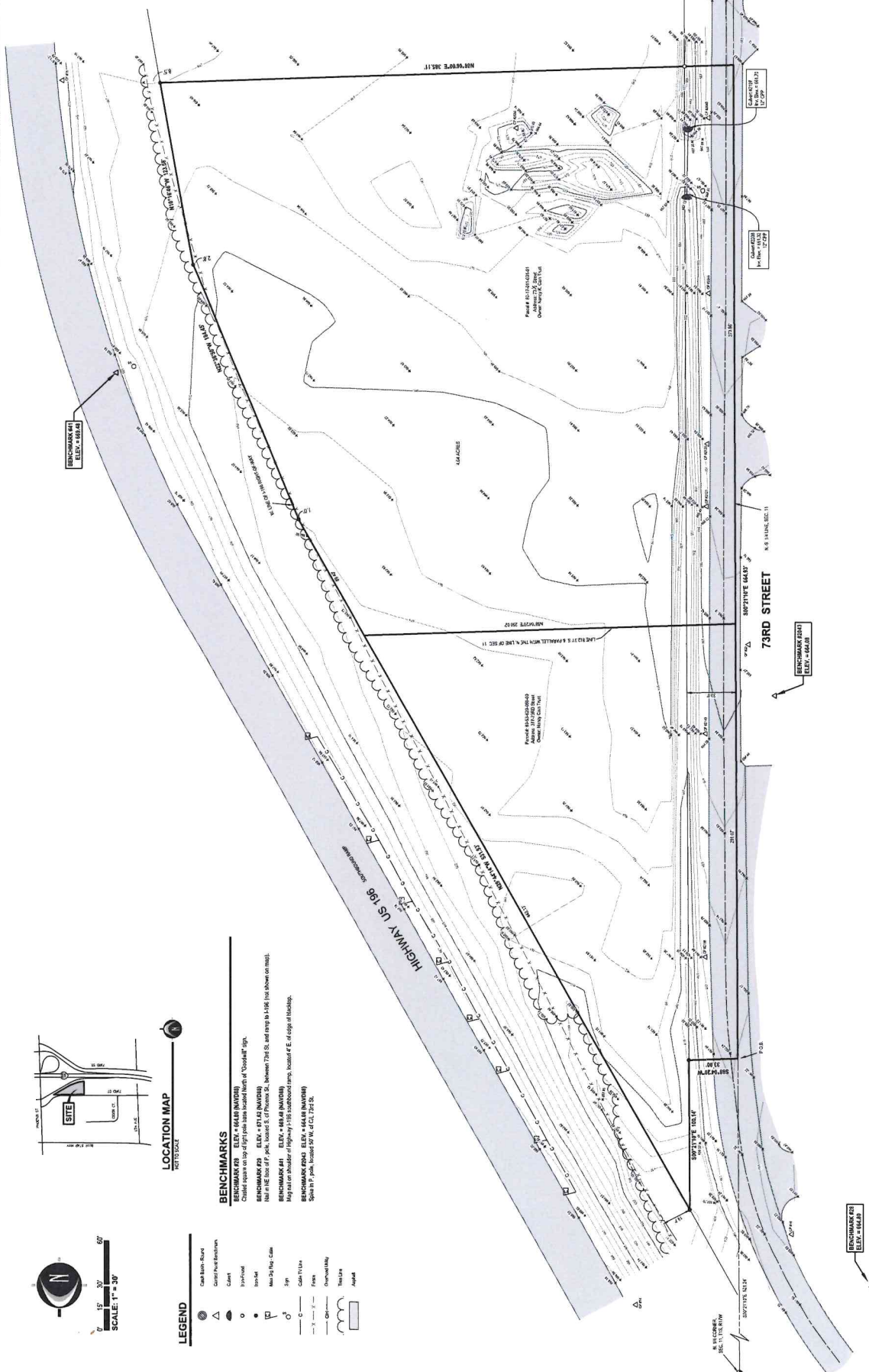
- | | |
|--|----------------|
| | Contour Lines |
| | Center Line |
| | Property Line |
| | Easement |
| | Survey Point |
| | Utility |
| | Right-of-Way |
| | Fence |
| | Building |
| | Road |
| | Stream |
| | Spot Elevation |
| | Survey Point |
| | Survey Point |
| | Survey Point |
| | Survey Point |
| | Survey Point |
| | Survey Point |

LOCATION MAP



- BENCHMARKS**
- BENCHMARK #1** ELEV. = 664.8 (NANOR) - Chilled square on top of sign pole base located north of "Donut" sign.
 - BENCHMARK #2** ELEV. = 671.42 (NANOR) - Nail in the line of 1" pipe, located S. of Thomas St. between 73rd St. and strip to 1196' (not shown on map).
 - BENCHMARK #3** ELEV. = 664.8 (NANOR) - Flag nail on shoulder of Highway 158 southbound ramp, located at E. edge of backstop.
 - BENCHMARK #4** ELEV. = 664.8 (NANOR) - Spot on sign, located on N. of E. 1196'.

Experiences ... the Difference



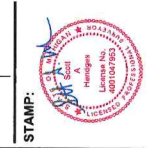
NEDERVELD
 www.nederveld.com
 800.272.1668
HOLLAND
 2000 W. 12th St.
 Holland, MI 49424

PREPARED FOR:
 Eford Farm LLC
 Matthew Eford, Authorized Agent

CREATED:
 Date: 04/13/2021

REVISIONS:
 Date: 07/26/2021

Topographic Survey
377-73rd St
& 0-73 1/2 St



PROJECT NO:
 24200918

SHEET NO:
 TO.1

SHEET: 1 OF 1

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 35554C, with an effective date of 12/31/2018, shows the parcel to be located in Zone X areas of minimal flooding (subject to map scale accuracy).
- 2) LIVING excavation: The exact location of underground utilities cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, information is required to be used to indicate that a survey may be ground or results in an incomplete response. Where additional or more detailed information is required, the user is advised that a separate inquiry should be made.
- 3) NOTE TO CONTRACTORS: THREE (3) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-432-7171 FOR UTILITY LOCATIONS ON THE GROUND.

DEED DESCRIPTION

The following described premises located in the Township and City of South Haven, County of Van Buren, State of Michigan:

Beginning on the North and South Quarter lots of Sections 11, Town 1 South, Range 17 West of a part of 21st 21' 10" East of the North Quarter of any 73rd Street in the Township of South Haven, County of Van Buren, State of Michigan, North 20' 00" East, 100.14 feet to the South 88' 00" West parallel to the North Quarter line, 110.00 feet to the point of beginning, subject to the right-of-way for 73rd Street.

The Parcel Numbers: 86-17-01-00-04 & 86-53-02-06-06.

(Paraphrasing Deed recorded in Liber 1715, Page 725, recorded March 22, 2021, Van Buren County Register of Deeds Office)

TAX DESCRIPTIONS

West Parcel (86-53-02-06-06):
 This part of the following described being lot 6 of a lot 812.31 feet South of and parallel to North Section Line of Section 11, Town 1 South, Range 17 West, South 19' 00" East, 100.14 feet to the point of beginning, subject to the right-of-way for 73rd Street, 110.00 feet to the North Quarter line, 110.00 feet to the point of beginning, subject to the right-of-way for 73rd Street, 110.00 feet to the North Quarter line, 110.00 feet to the point of beginning, subject to the right-of-way for 73rd Street.

South Parcel (86-17-01-00-04):
 This part of the following described being South of a lot 812.31 feet South of and parallel to North Section Line of Section 11, Town 1 South, Range 17 West, South 19' 00" East, 100.14 feet to the point of beginning, subject to the right-of-way for 73rd Street, 110.00 feet to the North Quarter line, 110.00 feet to the point of beginning, subject to the right-of-way for 73rd Street.

811
 When you're below, CALL before you dig.

Michigan's 811 service is available 24 hours a day, 7 days a week. Call 811 before you dig to locate underground utilities and avoid damage to property and injury to people.

For more information, visit www.michigan.gov/811 or call 1-800-487-8111.



LANDSCAPE DESIGN SERVICES

152nd Farm, LLC

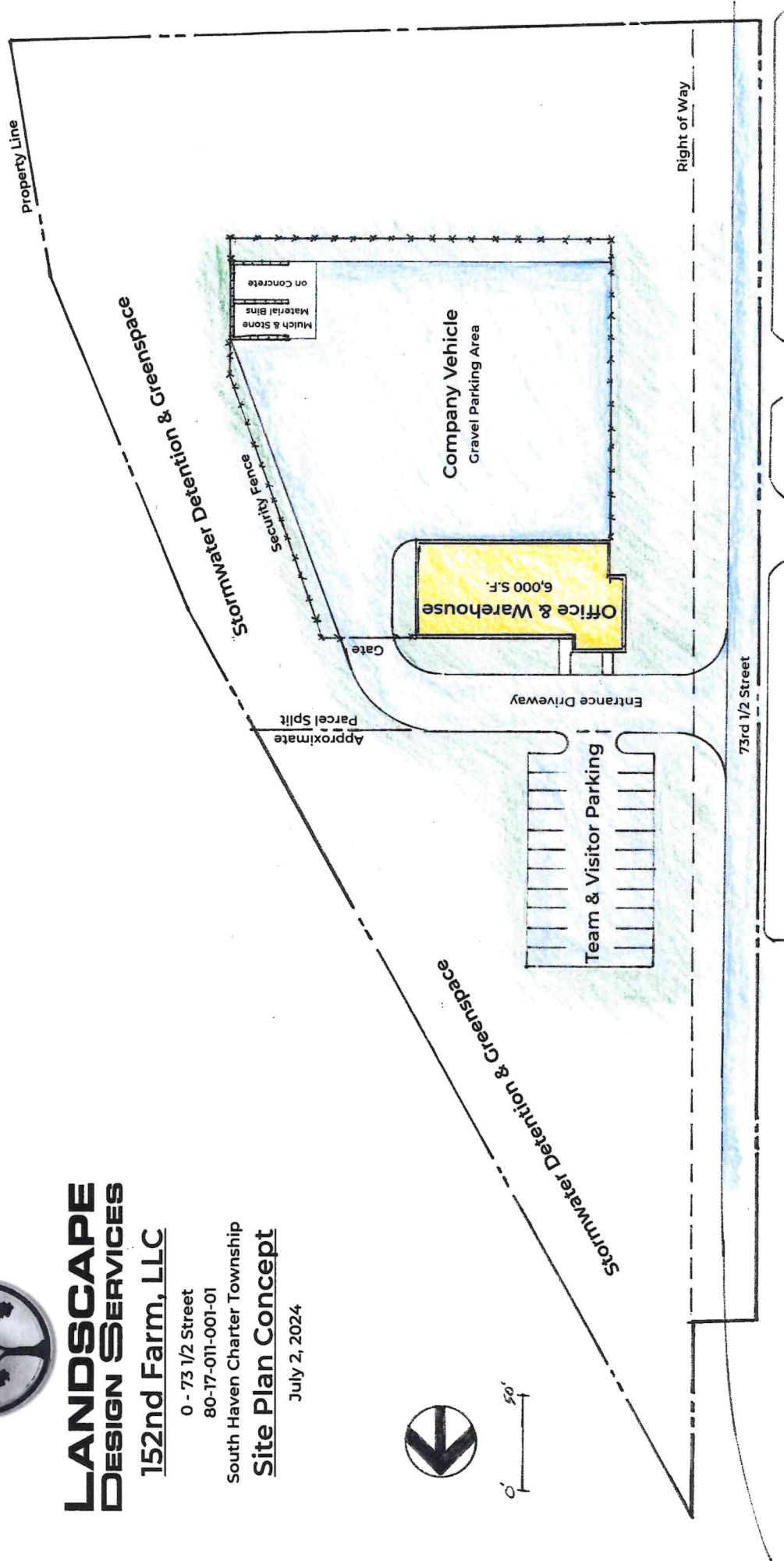
0 - 73 1/2 Street

80-17-011-001-01

South Haven Charter Township

Site Plan Concept

July 2, 2024



0' 50'



**LANDSCAPE
DESIGN SERVICES**

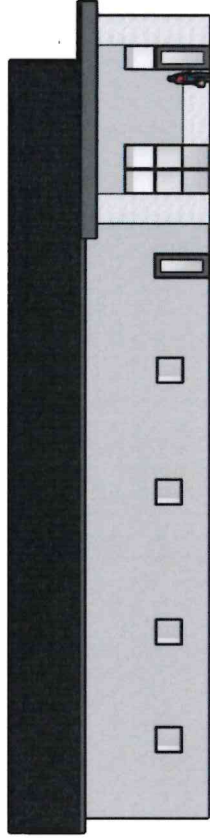
152nd Farm, LLC

0 - 73 1/2 Street
80-17-011-001-01

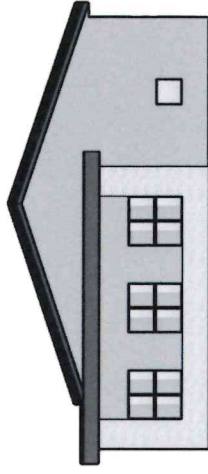
South Haven Charter Township

Proposed Building Concept

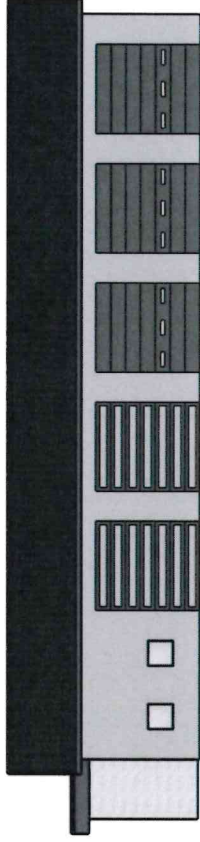
6,000 S.F. as drawn
July 2, 2024



North Elevation



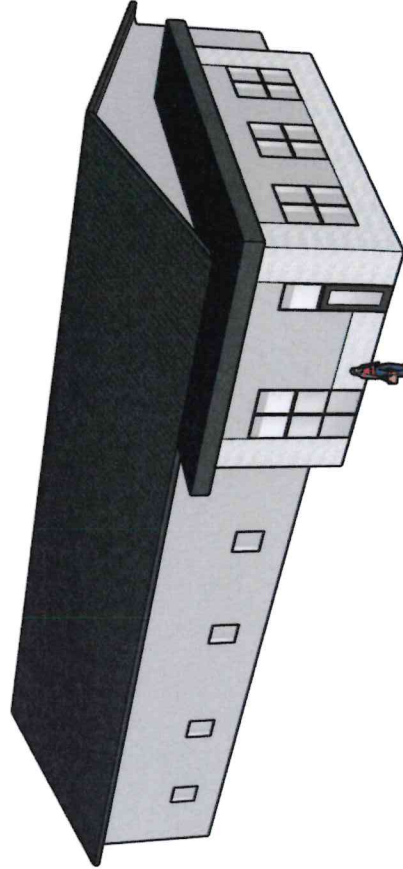
West Elevation



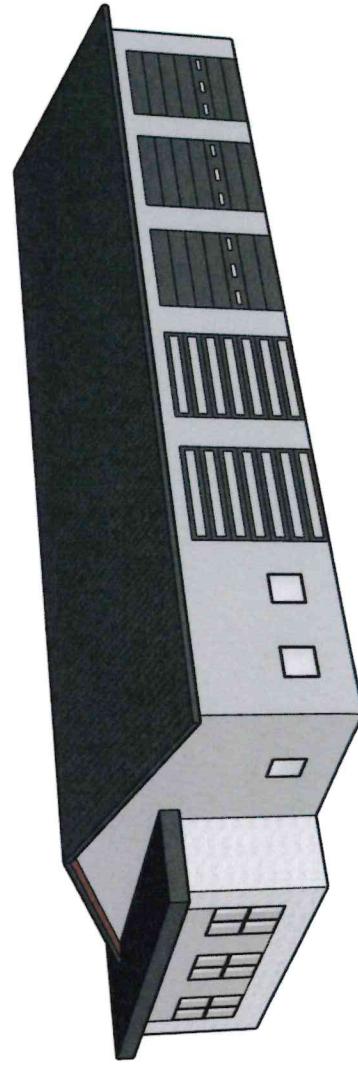
South Elevation



East Elevation



View from Northwest



View from Southwest

SOUTH HAVEN CHARTER TOWNSHIP
Draft MINUTES OF REGULAR MEETING
WEDNESDAY, JULY 10, 2024

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

Absent: Lewandowski

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

Sgt. Hathaway was in attendance to report for SHPD. Gail Gladney was in attendance to report for Van Buren County Commission. There was a long discussion on arsenic in well water in the community. Kallie Marshall was in attendance on behalf of the Van Buren Conservation District.

The Minutes of the June 12th Regular Meeting were accepted as presented.

Motion by Wiatrowski, supported by DeGrandchamp, to approve the Agenda with the addition of New Business 8.C. Applewood Special Assessment District and 8.D. Public Hearing for setting the Fire Millage. All voted in favor. Motion carried.

Dave Wiatrowski reported that inspections of STR have begun. The Supervisor reported that the letter for residents is being constructed.

Motion by Kiry, supported by DeGrandchamp, to approve a letter of support for the Lakeshore Trails in their effort to obtain grants.

Motion by DeGrandchamp, supported by Wiatrowski, to adopt Resolution 24-11 a Resolution Introducing Ordinance #160 an Ordinance for a PILOT program for a housing development. All voted in favor by roll call vote. Motion carried.

Amanda Sleigh from Applewood subdivision was in attendance to explain the need for a Special Assessment District for road repairs. Information has been sent to the township attorney to move this forward.

Motion by Bertorelli, supported by Fisher, to set a Public Hearing on August 14th at 7:30 p.m. at the South Haven Township Hall at 09761 Blue Star Highway for the purpose of setting the Fire Millage. All voted in favor. Motion carried.

Reports from various committees and authorities were received. W.C. Askew was in attendance for the Road Commission and Jean Stein reported for the Library.

Motion by Fisher, supported by Kiry, to approve payment of anticipated bills in the amount of \$69,108.64. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 8:43 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor