

**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*) 73<sup>rd</sup> Ave 80-17-014-039-20/25/30-00; approx. 13 acres.
2. Owner Nancy Cain of South Haven and Applicant, 152<sup>nd</sup> 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
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](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

**South Haven Charter Township**  
**09761 Blue Star Hwy South Haven MI 49090**  
**269-637-3305 [shtwp.zoninga@gmail.com](mailto:shtwp.zoninga@gmail.com)**  
**Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 [mtsallegan@frontier.com](mailto:mtsallegan@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)

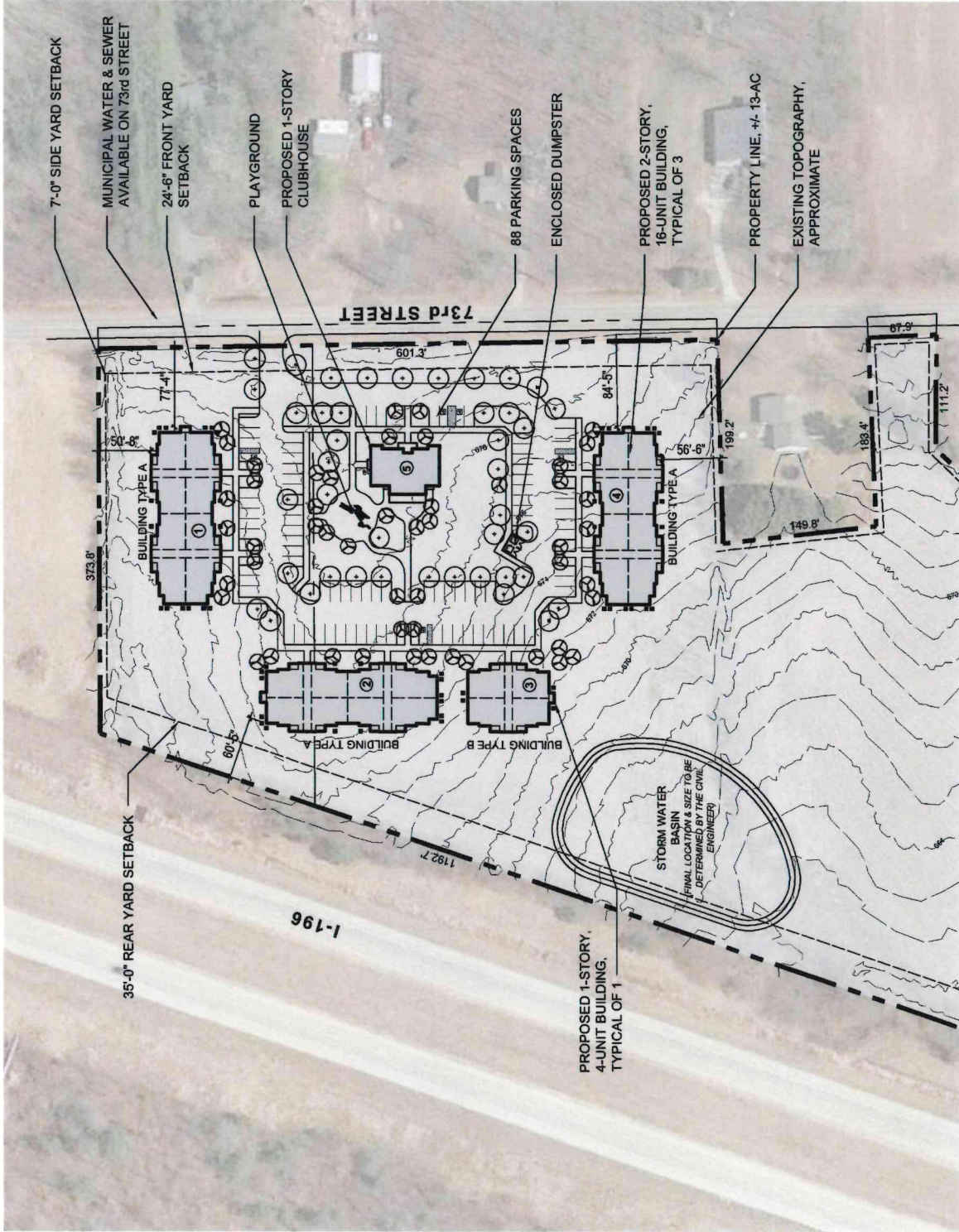
Commercial Use ; Industrial Use ; Multi-family Use ; Temporary Use  ;  
Grading/Paving ; Special Use ; Site Condo ; PUD  ;  
(Other) \_\_\_\_\_

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-Q9YM-JCVX Date 06/26/2024

Signature of Applicant  Date 6-26-24

(owner and applicant must sign)



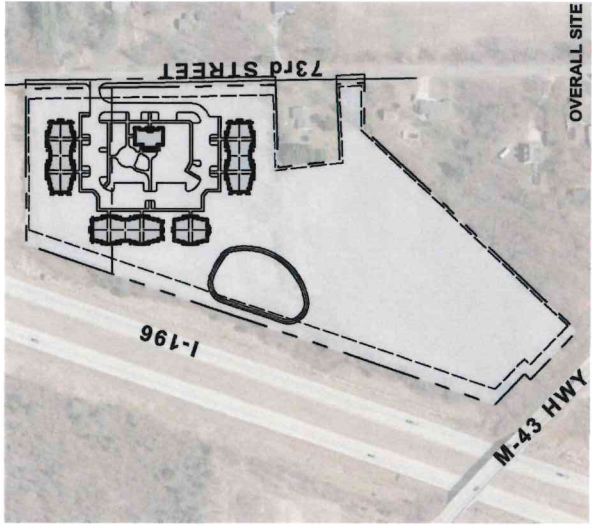
June 5, 2024 rdax #24061P COPYRIGHT © 2024

**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 shall be copied, disclosed to others 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 variances from the dimensions and conditions shown by these drawings.



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



**SITE DATA:**

EXISTING ZONING	MDR (MEDIUM DENSITY RESIDENTIAL) HDR (HIGH DENSITY RESIDENTIAL) MULTI-FAMILY NOT PERMITTED
PROPOSED ZONING	TYPE II PUD (PLANNED UNIT DEV.)
ACREAGE	+/- 13-AC
UNIT COUNT	52 UNITS 40 TWO-BEDROOMS 12 THREE-BEDROOMS
REQUIRED	PROVIDED
MIN. LOT SIZE (MDR)	10-ACRES
DENSITY (MDR)	8 DU/AC MAX 4 DU/AC
OPEN SPACE	25% 25% MIN.
FRONT YARD SETBACK	24'-6"
SIDE YARD SETBACK	7'-0"
REAR YARD SETBACK	35'-0"
OFF-STREET PARKING	2 SPACES/DU 1 SPACE/4 DU 1 EMPLOYEE 119 SPACES 88 SPACES
DRIVE AISLE WIDTH	22'
PARKING STALL	10'x20'
FRONT YARD	20'
SIDE/REAR YARD BUFFER	10'



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





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



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

