

**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

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shdwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mitsallegan@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 616-886-2607 Email MBAKKER@LANDSCAPEDES.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)



Rezoning Request Narrative

Parcel: 80-17-011-001-01

73 ½ Street, South Haven Charter Township

The purpose of the request is to rezone the parcel from Highway Service Commercial to Community Service Commercial. Rezoning would match the Township parcels that are adjacent to the west and south of the parcel. 152nd Farm LLC has a purchase agreement on the parcel pending rezoning.

The entire larger property is unusual in that the north half was annexed by the City of South Haven splitting the property into two parcels. The concept for the site is to build a new warehouse and office on the south parcel inside the Township and utilize the north parcel inside the City for parking and stormwater detention.

152nd Farm LLC is a property holding company owned by both shareholders of Landscape Design Services, Inc. Landscape Design Services is a second-generation family business located between Holland and Grand Haven along U.S.-31. Founded in 1968 at the same location, the business has grown mostly organically to the north and south. The primary daily service area stretches from South Haven to North Muskegon. In the last two decades, the number of clients and amount of work completed in the South Haven area has increased dramatically. The goal of the new warehouse and office on the property is to service South Haven area clients without having to mobilize multiple crews 40 miles each day. Additionally, we would like to add team members from the South Haven area to service our clients in the same area.

The proposed use of the property is an office to provide support for client service and team leadership at the branch, and also a warehouse for storage and preventative maintenance of lawn service equipment. Crews operating out of the site would primarily be lawn service and landscape maintenance team members. Typical company vehicles used by those crews include ¾ ton pickups with dump or utility trailers as well as 1 ton trucks with dump beds. The vehicle parking area would be fenced for security. There would be concrete block bins in the fenced area to hold an average of 50 cubic yards of mulch, stone and soil for use on client properties. The site landscaping would complement the nature of the business.



LANDSCAPE DESIGN SERVICES

152nd Farm, LLC

0 - 73 1/2 Street

80-17-011-001-01

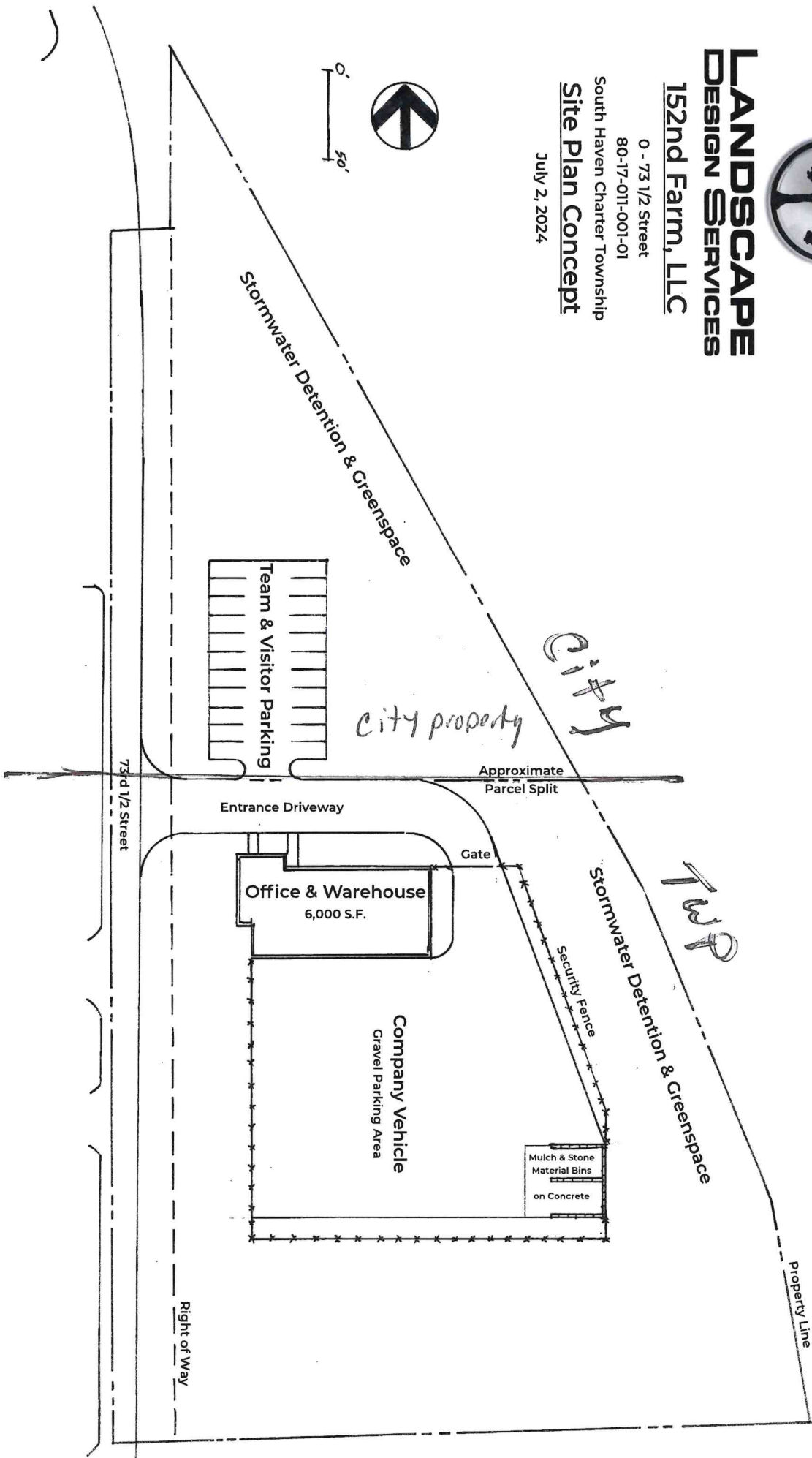
South Haven Charter Township

Site Plan Concept

July 2, 2024



0'
50'





**LANDSCAPE
DESIGN SERVICES**

152nd Farm, LLC

0 - 73 1/2 Street

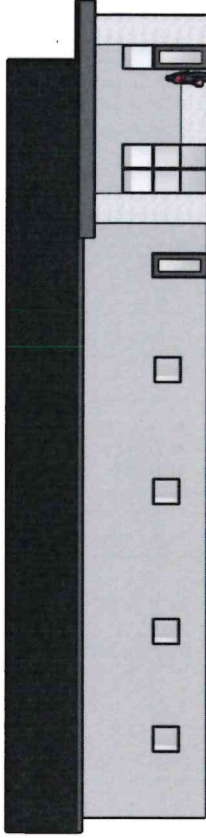
80-17-011-001-01

South Haven Charter Township

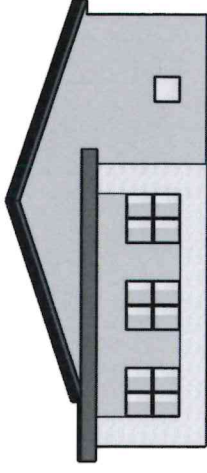
Proposed Building Concept

6,000 S.F. as drawn

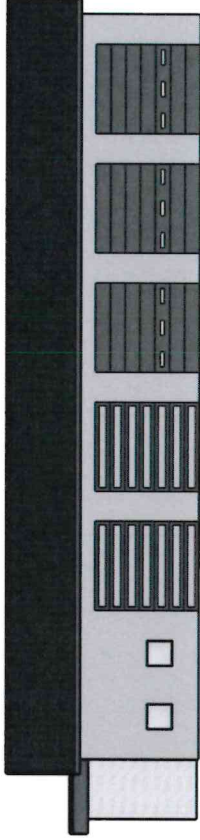
July 2, 2024



North Elevation



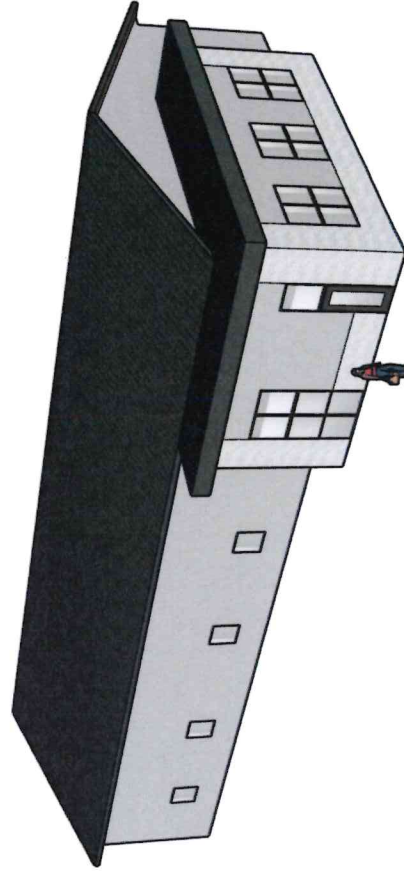
West Elevation



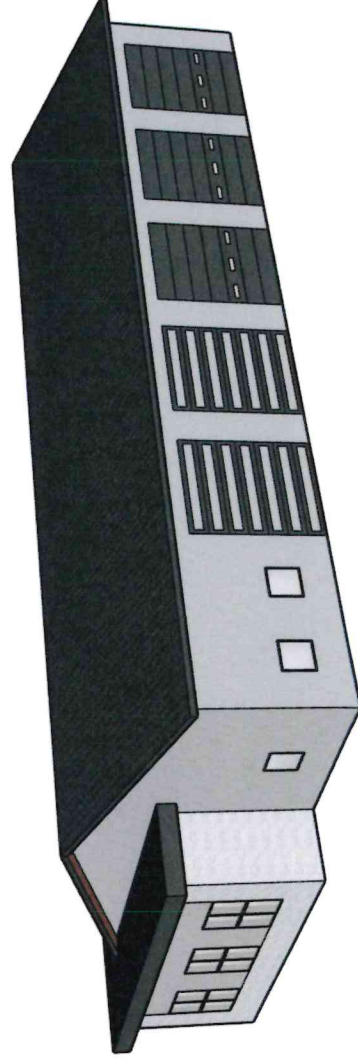
South Elevation



East Elevation



View from Northwest



View from Southwest