

South Haven Charter Township
09761 Blue Star Hwy, South Haven
Regular Planning Commission
September 4, 2024 at 7:00PM
Agenda

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – August 7, 2024

Public Comments on Non-Agenda Items

Public Hearing (see reverse side for procedure)

Benjamin and Jacquelyn Stegman of South Haven MI have petitioned for a Rezoning at 01821 73rd Street 80-17-002-056-10. Current zoning MDR (Medium Density Residential), rezone request is to Community Service Commercial (CSC); approx. 2.9 acres

New Business

- a. Discuss/decide Rezone 73rd St, Stegman MDR to CSC
- b. Start discussion on zoning ordinance updates; procedures, etc
- 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 August 7, 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
Smalley, Zoning Administrator
Many audience attendees

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Dibble to approve the minutes of May 1, 2024 as presented, second by Meyer, 7-0, yes motion passed.

5) Public Comment non-agenda items -

Dr. Mike Dense, Beacon Ct: lives in Lighthouse Village, he has a disabled daughter, comment on the sidewalks not being ADA compliant. The site plan (2005) shows the sidewalks supposed to be ADA. There are cross streets the sidewalks are around the corners and not to the street. Sited PUD 16.09 requires sidewalks and lights. The plan (2005) shows sidewalks and lights, the developer should be required to install per the site plan. Also commented on sinkhole Anchor Dr and Beacon Ct. Storm sewer issue. Needs repaired/fixed and should be taken care of immediately.

Jim Horan, 6th Ave: questioned the solar farm procedure and why the Township Board sent back to the Planning Commission. Was stated the Site Plan review was not completed, just the special land use, Board kicked it back to go through the site plan review process.

6) Communications / Correspondence - none

7) Public Hearing

#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.

Smalley briefly went over the Preliminary Review process; a Preliminary is required with a PUD (Planned Unit Development). This review is to look over the basic concept, idea, layout, setbacks, density, open space, parking, etc.

Graham Welling, Wallick Development went over a few things: Wallick is a developer and property manager, senior and affordable housing. Based in Columbus, started in 1966, approx. 13,000 units. The company owner the properties developed and manage. Few projects in Michigan, Holland, Muskegon, Traverse City and Detroit. A housing needs assessment was done and found a need for housing, low-mid income. MSHDA project, bid round in October. This project is approx. 13 acres; 52 units, 4 buildings, office/club house, play ground, ev Charging stations. Requesting less parking than required in Ordinance, there is an exception with parking study to show less parking is appropriate.

Motion by Tippman to open the public hearing at 7:20pm, second by Poole, 7-0yes, motion passed.

Public comment

Walter Glogowski, Compton Dr: 52 is lot of units, in the area of 73rd and 8th Ave approx. 370 acres there are approx. 50 homes; proposed is an increase of 100%, prefer the project to be downscaled.

Wendy Steudle, 73rd St: number of units seem to be too much, the road is already an issue. Looked up the company Wallick, overall 2.1 rating, issues with upkeep, employees did not give good review, BBB bad review.

Rita Farrell 73rd St; lived in home 23 yrs, road not made for more traffic.

Barrett Mills, 73rd St; road is an issue, very busy, there is zoning area is single homes not apartments.

Jim Bard, Fulton MI: by adding more people, may get lower speed limit

Dr. Mike Dense, Beacon Ct: several projects solar farm, apartments, uhaul facility, road too small and speed too fast.

Mary Glogowski, Compton Dr; too many more people, limited grocery stores for the additional people.

Mike Dopp, 73rd St; area not zoned for this, there is a need for housing, would not had built home here if knew this would happen.

PC member Tippman; how is this funded? Private investors? If this falls thru then what? Wheel and deal public funds. Not a fan of reduced parking.

PC member Dibble; how are units rented, income based. Plans to expand? Graham stated not at this time.

PC member Nicol; can change how rented, not allow STR. Graham stated 45year funding, cannot change.

PC member Poole; how to accommodate less parking; Section 20.A has an exemption with a parking study.

Graham stated there could be land banked for future parking if needed.

PC member Kiry; talked about this road for years, class a road on a class c budget. Roads are expensive.

Motion by Poole to close the public hearing at 8:04 pm, second by Dibble, 7-0yes, motion passed. *Went to new business a*

#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

Smalley went over request: applicant Landscape Design, Matt Bakker requests a Rezone from HSC to CSC, V/L 73 ½ St, part of this property is in the city. The city area will be used for parking and the applicant has been working with city. If rezoned, the applicant will apply for site plan for new office/maintenance facility for landscape design company based out of Holland.

Matt Bakker, spoke on behalf of owner, Nancy Cain, Landscape Design is a generational Company, wishing to expand in maintenance, lawn mowing, snow removal, etc. They have a lot of customers in south haven area and want to expand here. Facility will be an office, fenced in area for trucks, equipment, pole barn for maintenance on vehicles, minimal material on site, some mulch and/or soil.

Motion by Tippman to open the public hearing at 8:35pm, second by Meyer, 7-0yes, motion passed.

Jim Horan 6th Ave; lives ½ mile away, this is a good company, they do a lot of work in south haven area.

Barrett Mills 73rd St; ok with the project, fits the area with other commercial businesses

Motion by Poole to close the public hearing at 8:45 pm, second by Dibble, 7-0yes, motion passed. *Went to new business b*

8) New Business –

a. Review/decision Preliminary PUD V/L 73rd St

22.05A requires a public hearing for Preliminary PUD

22.05B2a-h, required on plans; items on plan

16.01B Type II rezone; MDR to MFR

Proposed project meets the basic requirements, lot size, density, open space, setbacks. No wetlands or floodplains. The plan shows less parking than required, 119, show 88. 20.0A provides for relief with a parking study.

Dibble- there is no shoulder on the road, traffic study should be done. Who or how to reach out to the road commission for the road?

Discussed Parking study, traffic study, screening (natural tree lines); check with city for water/sewer availability; plan shows one dumpster, may need two; applicant was told to contact SHAES for parking aisle width approval.

Motion made by Poole to approve the Preliminary plan to proceed to final site plan submittal with conditions: 1) final plan/packet must include all the items required in Art 16 PUD, 2) provide a traffic study, 73rd St, 3) provide a parking study per 20.0A, second by Kiry. No discussion. Roll Call – Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes 7-0, motion passed.

Odland recessed the meeting for 5 minutes

Resumed meeting 8:31p

Went to public hearing #2

b. Review/decision Rezone v/l 73 ½ St

Dibble asked if Landscape Design will be the owner, Mr. Bakker said yes.

Discussion about surrounding area, other parcels are commercial, not spot zoning.

Motion made by Tippman to recommend approval to the Township Board of the rezone request from HSC to CSC, second by Poole. No discussion. Roll Call – Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes 7-0, motion passed.

9) Unfinished Business – none

10) Staff & Subcommittee report

ZBA report- meeting July 11, request for front yard setback of a pool on Woodcrest Dr; request was approved.

Board report – refer to Board minutes

Zoning report – there will be a public hearing for rezone request Sept meeting

11) Commissioner Comments and Public Comment

12) Adjournment

at 9.05 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary

Memorandum: South Haven Charter Township Planning Commission

Date: August 13, 2024

From: Tasha Smalley, Zoning Administrator

RE: Rezone request MDR to CSC

Public Hearing: September 4, 2024

Owner/Applicant: Benjamin and Jacquelyn Stegman

Owner address: 72326 Baseline Road, South Haven MI 49090

Subject Property: 01821 73rd Street

Parcel #: 80-17-002-056-10

Proposed project:

01821 73rd St, 80-17-002-056-10, approx. 2.9 acres. The request is to rezone the property from MDR (Medium Density Residential) to CSC (community service commercial). This property has an existing building that was used for a commercial business (*back in the day*).

Future land use map in the Master plan shows this area Commercial.

Municipal water / sewer is not available

No proposed future use stated on the application; any use allowed in the CSC would be allowed/or with SLU.

Rezone Legal Description: COM AT THE SE COR OF SW 1/4 OF NE 1/4 OF SEC, TH N 0 DEG 41'10"W ALG E 1/8 L OF SD NE 1/4 550.4' TO BEG, TH S 88 DEG 00'52"W PAR WITH THE E & W 1/4 L 355.0', TH N 0 DEG 41'10"W PAR WITH SD 1/8 L 106.0', TH S 53 DEG 11'02"W 214.09', TH N 0 DEG 41'10"W PAR WITH SD 1/8 L 268.48', TH N 88 DEG 00'52"E PAR WITH SD 1/4 L 528' TO SD 1/8 L, TH S 0 DEG 41'10"E ALG SD 1/8 L TO BEG.

During the review process the PC needs to read/review/discuss the Fact of Finding questions per 25.06; sheet is enclosed.

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 mtsallagan@frontier.com

REZONING APPLICATION

Property Owner

Name Benjamin & Jocelyn Stegner
Address 72326 Paradise City South Haven Zip 49090
Telephone 616-836-2868 Email bstegner@mich.com
Representative (if applicable) _____
Telephone _____ Email _____

Applicant (if different from Owner)

Name _____
Address _____ City _____ Zip _____
Telephone _____ Email _____

Property Address: 01821 73rd St

Property Number 80-17- 002-056-10

Current Zoning Classification and Use MDR

Current Zoning Classification and Use(s) of Adjacent Properties Commercial-South
MDR-North, east

Attach a map if necessary

Zoning change request: ~~_____~~ CSC or Commercial

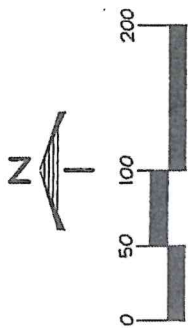
Signature of Property Owner Benjamin Stegner Date 7-25-24

Signature of Applicant _____ Date _____

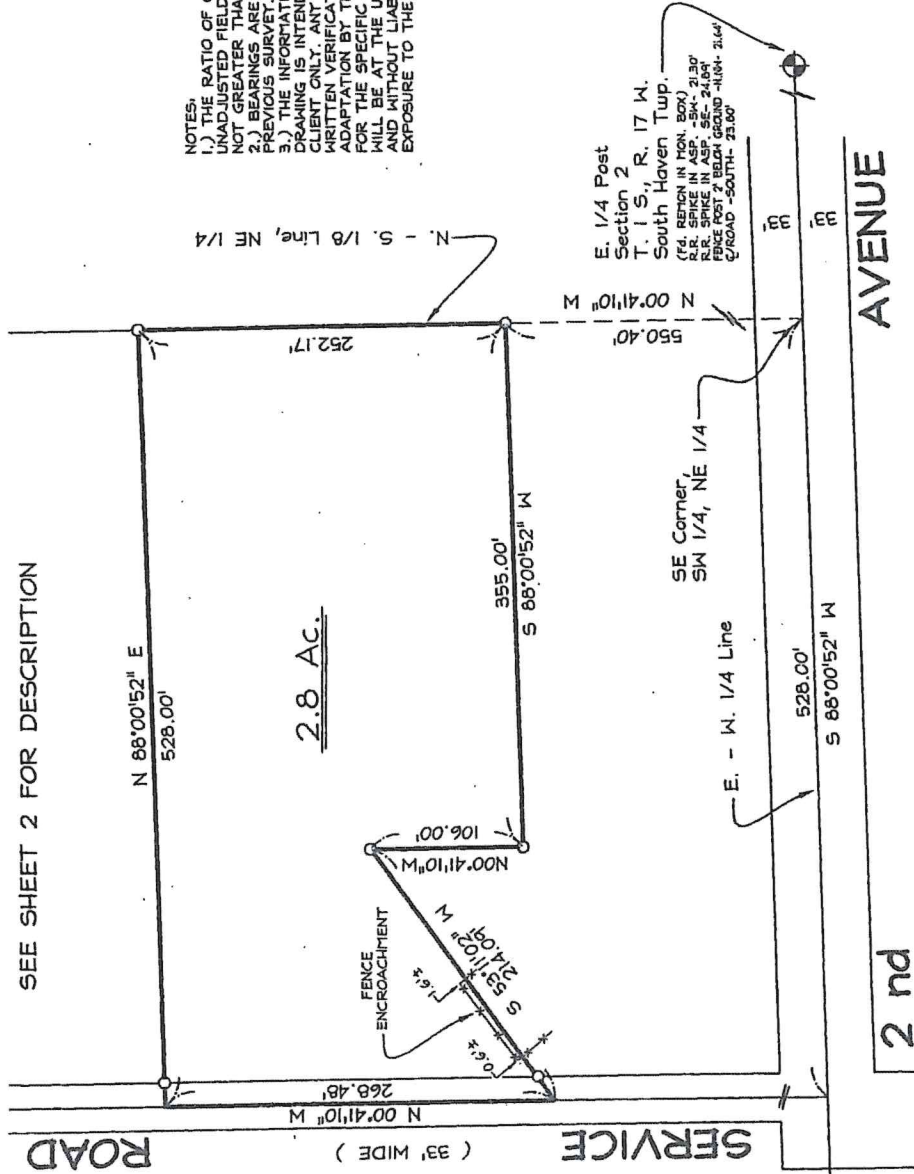
(owner and applicant must sign)

MICHIGAN PLAT OF SURVEY

SEE SHEET 2 FOR DESCRIPTION



NOTES:
 1.) THE RATIO OF CLOSURE OF UNADJUSTED FIELD OBSERVATIONS IS NOT GREATER THAN 1 PART IN 5,000.
 2.) BEARINGS ARE REFERENCED TO A PREVIOUS SURVEY.
 3.) THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.



Center of Section 2
 T. 1 S., R. 17 W.
 South Haven Twp.
 (Fd. Rebar)
 24" Ash 120°14' - 37'21"
 Power Pole - N60°E - 50.14'
 28" Maple - S45°W - 39.18'

E. 1/4 Post
 Section 2
 T. 1 S., R. 17 W.
 South Haven Twp.
 (Fd. REBAR IN NON. BOX)
 R.R. SPIKE IN ASP. 2.80'
 R.R. SPIKE IN ASP. 2.80'
 FENCE POST 2' BELOW GROUND - N104° - 21.64'
 C/ROAD - SOUTH - 23.00'

AVENUE

2 nd

Client REMAX OF SOUTH HAVEN
 Date 10-3-2003 Job No. 03-983 Sheet 1 of 2
 Being in the NE 1/4 Sec. 2 T. 1 S R. 17 W
 SOUTH HAVEN Twp. VAN BUREN Co., Michigan

MITCHELL SURVEYS, INC.
 404 Broadway
 South Haven, Michigan 49090
 Phone (269) 637-1107
 Fax (269) 637-1907

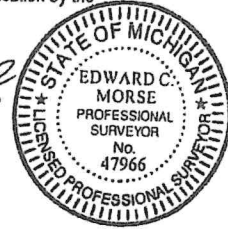
Dwn. By F. HIRZKOWICH Ck. By Desc. By Ck. By
 Scale 1" = 100' Book FILE Page FILE
 The above Survey complies with Public Act 132 of 1970.
 Act 288 of Michigan Public Acts of 1967 as amended by Public Act 591 of 1997 should be checked to see that any property conveyance does not violate this Act.

LEGEND
 Iron Set ●
 Iron Found ○
 Fd. Monument ⊙
 Measured ⊕
 Platted ⊖
 Deeded ⊘

Surveyor's Certificate: On the basis of my knowledge and belief, I, Edward C. Morse, Professional Surveyor, certify that I have completed a boundary survey and examination of the parcel of land described below, made on the ground to the normal standard of care of professional land surveyors practicing in Michigan. This survey was performed in accordance with a description furnished by others and should be compared to the abstract of title or title insurance policy for accuracy, easements, or exceptions. This survey was prepared for **REMAX OF SOUTH HAVEN** and does not extend to any unnamed person without expressed re-certification by the surveyor naming said person.

10-3-03
Date

Edward C. Morse
Edward C. Morse
Mitchell Surveys, Inc.
Professional Surveyor 47966



FURNISHED DESCRIPTION: SITUATED IN SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 1 SOUTH, RANGE 17 WEST; THENCE NORTH 00° 41' 10" WEST ALONG THE EAST EIGHTH LINE OF SAID NORTHEAST QUARTER 550.40 FEET TO BEGINNING; THENCE SOUTH 88° 00' 52" WEST PARALLEL WITH THE EAST AND WEST QUARTER LINE 355.00 FEET; THENCE NORTH 00° 41' 10" WEST PARALLEL WITH SAID EIGHTH LINE 106.00 FEET; THENCE SOUTH 53° 11' 02" WEST 214.09 FEET; THENCE NORTH 00° 41' 10" WEST PARALLEL WITH SAID EIGHTH LINE 268.48 FEET; THENCE NORTH 88° 00' 52" EAST PARALLEL WITH SAID QUARTER LINE 528.00 FEET TO SAID EIGHTH LINE; THENCE SOUTH 00° 41' 10" EAST ALONG SAID EIGHTH LINE TO BEGINNING.

Scale 1" = 100' Book FILE Page FILE Revision

The above Survey complies with Public Act 132 of 1970.
Act 288 of Michigan Public Acts of 1967 as amended by Public Act 591 of 1997
should be checked to see that any property conveyance does not violate this act.

LEGEND
Iron Found ○ Iron Set ●
Monument Found ⊙
P = Platted D = Deeded M = Measured

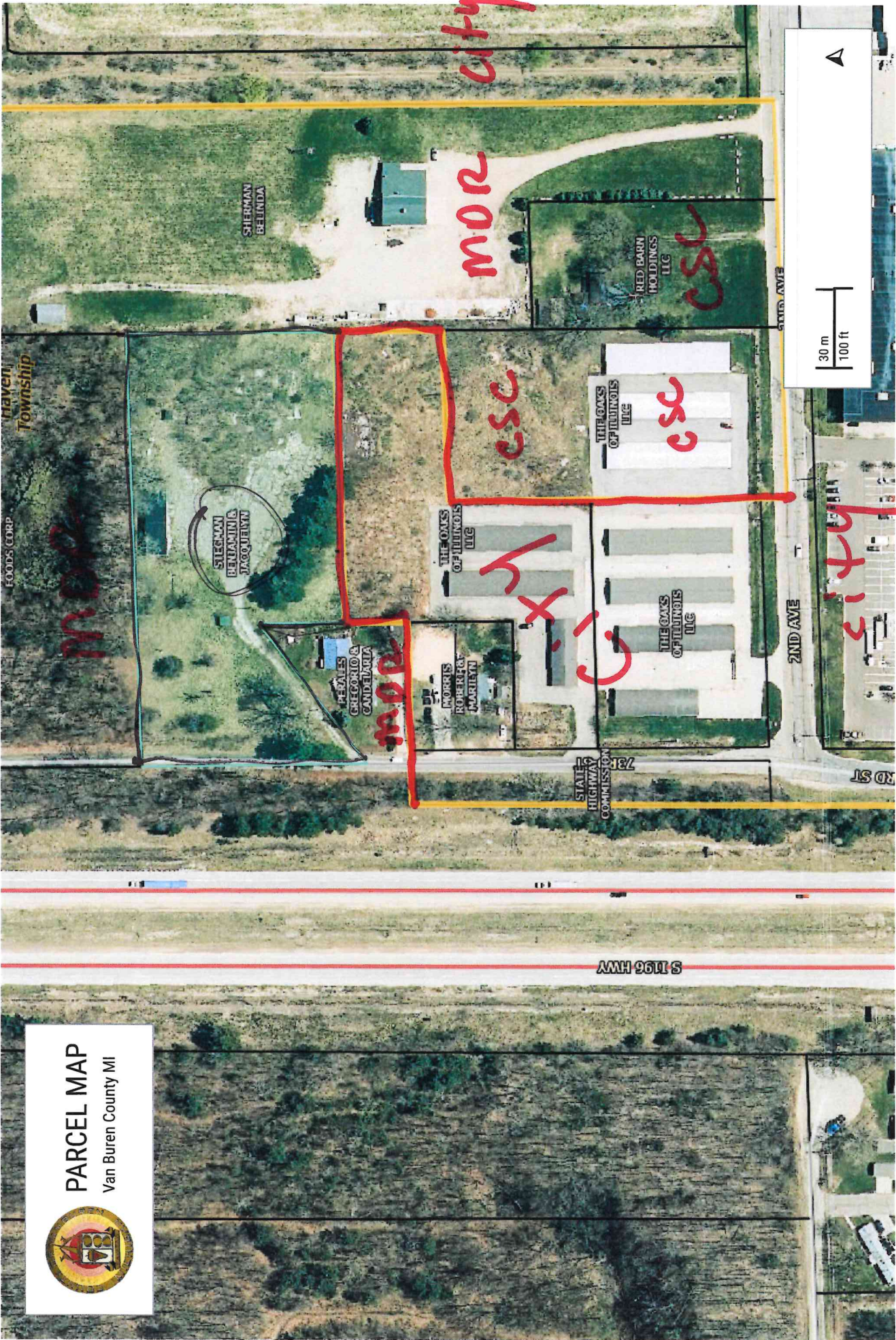
MITCHELL SURVEYS, INC.

404 Broadway
South Haven, Michigan 49090
Phone (269) 637 - 1107
Fax (269) 637 - 1907

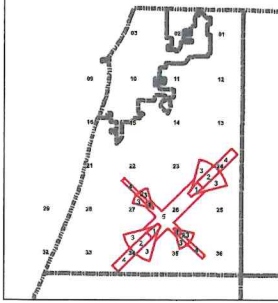
Client REMAX OF SOUTH HAVEN
Date 10-3-2003 Job No. 03-983 Sheet 2 of 2
Dwg. By FAM Dwg. Ck. _____ Desc. By _____ Desc. Ck. _____
Being in the NE 1/4 Section 2 , T 1 S , R 17 W
SOUTH HAVEN Twp. VAN BUREN Co., Michigan



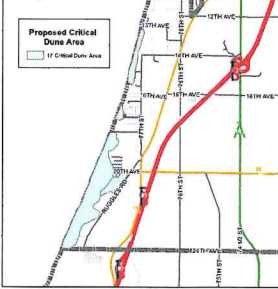
PARCEL MAP
Van Buren County MI



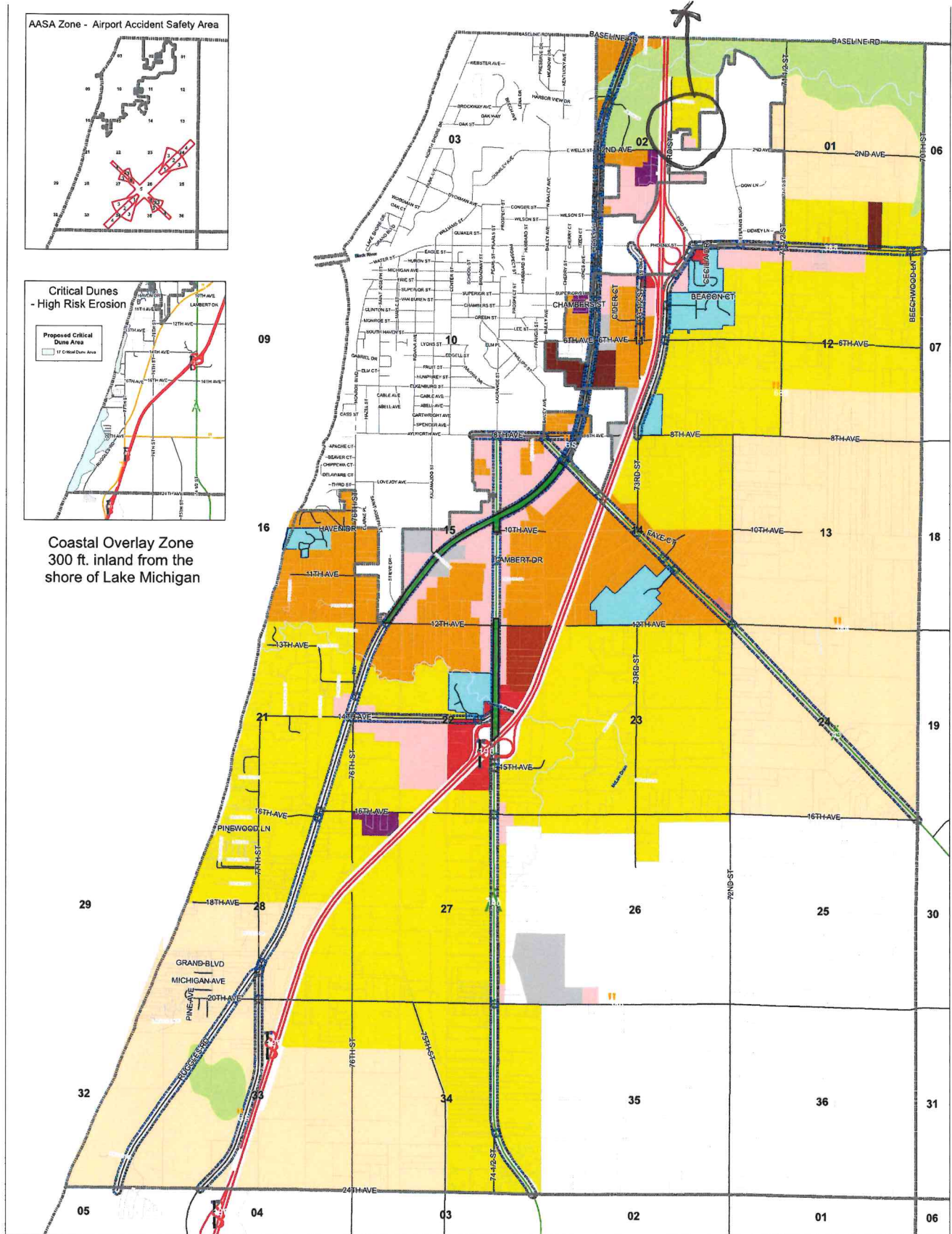
AASA Zone - Airport Accident Safety Area



Critical Dunes - High Risk Erosion



Coastal Overlay Zone
300 ft. inland from the
shore of Lake Michigan




South Haven Twp. Zoning, 2021

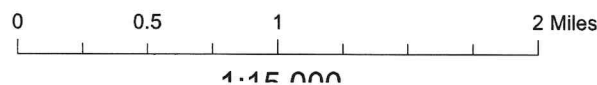
- (rco) RESIDENTIAL COMMERCIAL OVERLAY
- (ldr) LOW DENSITY RESIDENTIAL
- (rd) RESOURCE DEVELOPMENT
- (mdr) MEDIUM DENSITY RESIDENTIAL
- (I) INDUSTRIAL
- (hdr) HIGH DENSITY RESIDENTIAL
- (nsc) NEIGHBORHOOD SERVICE COMMERCIAL
- (mfr) MULTI-FAMILY RESIDENTIAL
- (csc) COMMUNITY SERVICE COMMERCIAL
- (mhp-sup) MOBILE HOME/SPECIAL USE PERMIT
- (hsc) HIGHWAY SERVICE COMMERCIAL
- (pud) PLANNED UNIT DEVELOPMENT
- (hc) HEAVY COMMERCIAL
- (ar) AGRICULTURE/ RESIDENTIAL
- (MBO) Marihuana Business Overlay



Van Buren County GIS
2021
(269) 657-8243
www.vbco.org



Adopted 1990
Major Revision 1983
Amended 1995, 1998, 1999, 2002, 2003
Last Amended 3/05, 8/05, 01/06,
10/10, 04/11, 2/13, 2/16, 3/17, 8/20
02/21, 5/3/21, 10/13/21, 5/1/23

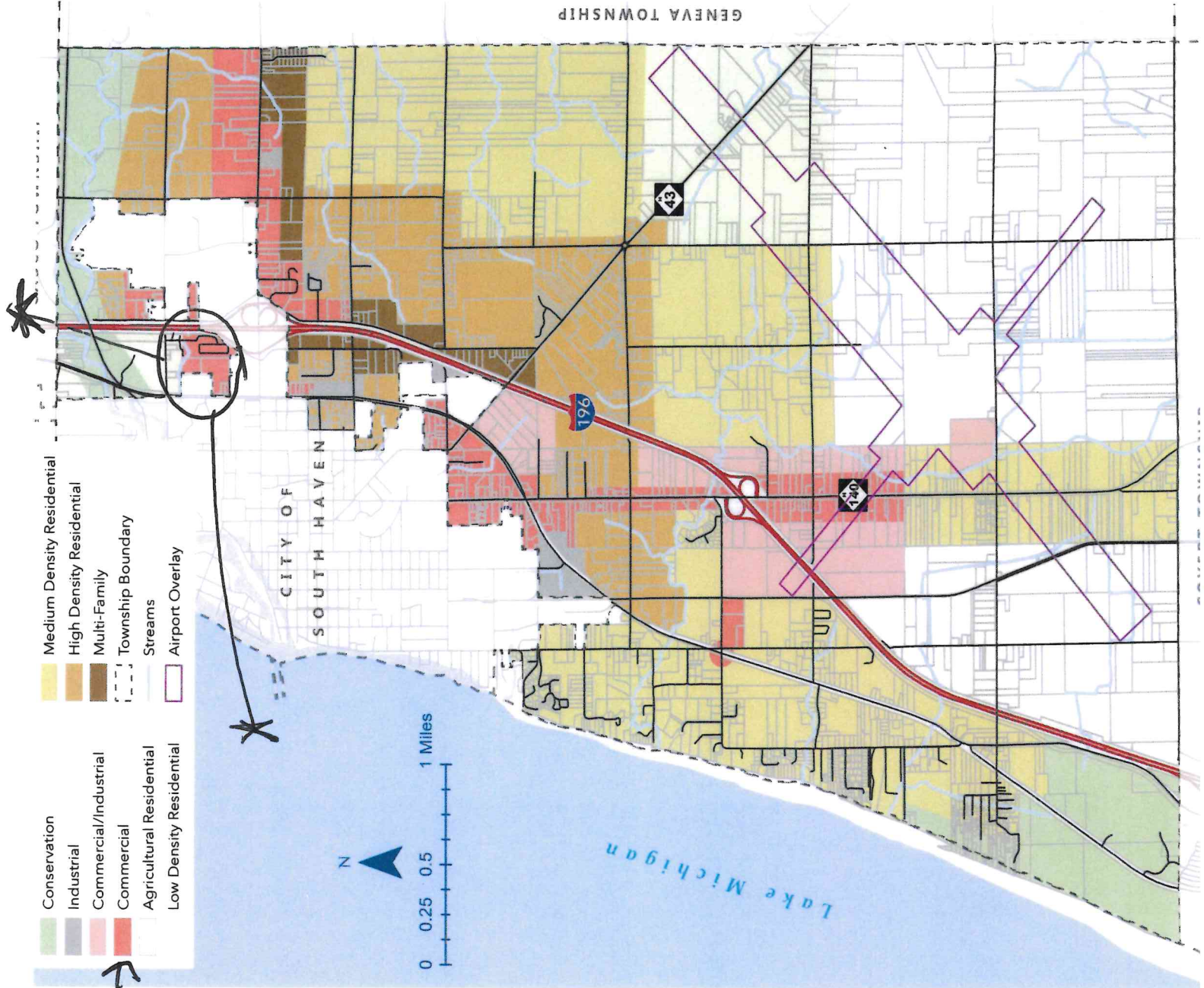


1:15,000

By addressing these intricacies, rural communities can effectively balance the preservation of their unique character with the necessary connections and resources offered by neighboring urban centers, fostering a sustainable and harmonious relationship between the two environments.

The future land use categories in South Haven Township are underpinned by a comprehensive understanding of various factors that contribute to the area's developmental potential and growth. The Land Use Plan plays a critical role in the Township's planning and zoning efforts, serving as the fundamental blueprint for the creation of the Zoning District Map and establishing specific regulations, performance standards, and criteria for development. By taking into account the existing land uses and potential future developments, the plan endeavors to guide the overall pattern of development and land use arrangements, ensuring a cohesive and well-coordinated approach to future growth.

South Haven Township's land use potential is significantly influenced by a range of regional factors that underscore its strategic location and connectivity. Being situated along the National Interstate Highway



MAP 4.1. FUTURE LAND USE

September 4, 2024 – Public Hearing

Benjamin and Jacquelyn Stegman of South Haven MI have petitioned for a Rezoning at 01821 73rd Street 80-17-002-056-10. Current zoning MDR (Medium Density Residential), rezone request is to Community Service Commercial (CSC),

SECTION 25.06 FINDINGS OF FACTS REQUIRED

In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not be limited to, the following:

- A. Whether the rezoning is consistent with the policies and uses proposed for that area in the Township’s Master Land Use Plan;

- B. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

- C. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and

- D. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.
