

South Haven Charter Township
09761 Blue Star Hwy, South Haven
Regular Planning Commission
November 6, 2024 at 7:00PM
Agenda

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – October 2, 2024

Public Comments on Non-Agenda Items

Public Hearing – none

New Business

- a. 2025 meeting calendar
- b. Any other business that may come before the commission

Unfinished Business

- a. Springer Appliance, 19883 Blue Star, rebuild extension request
- b. Continue -Site Plan Review, proposed new hotel, 71751 Phoenix (CR 388)
80-17-012-047-01, approx. 14 acres, proposed approx. 100 rooms.
- c. Revised site plan, SolAmerica, Solar Farm, 73rd St/M-43
- d. Any other business that may come before the commission

Staff & Subcommittee Reports/Discussion

- a. Township Board
- b. Zoning Board of Appeals
- c. Zoning Administrator - Stash public hearing for Dec.

Public Comment

Commissioner Comments

Adjournment

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday October 2, 2024

Draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Kiry – absent

Odland - present

Meyer – present

Poole – present

Dibble – present

Nicol – absent

Motion by Poole to excuse Kiry and Nicol, second by Dibble, 5-0 yes, motion passed.

Smalley, Zoning Administrator

few audience members

3) Approval of the Agenda

Motion by Meyer to approve the agenda with additions; add a. Van Buren County Road Commission and c. Springer Appliance under New Business, second by Tippman, 5-0 yes, motion passed.

4) Approval of the Minutes

Motion by Poole to approve the minutes of September 4, 2024 as presented, second by Dibble, 5-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing - none

8) New Business –

a. Van Buren County Road Commission, representative Bret Witkowski to discuss road Concerns. Purpose of the discussion was to go over roads and condition of road and how to best review site plans. 73rd St was discussed; with new U-haul, potential apartment complex, and lots of concerned residents who live on the road, what can Twp do? Bret explained the difference from local and county road. 73rd is a local road. Very costly to bring up to county road standards. All roads in general were discussed.

Ideas: lower the speed limit, no thru truck traffic, special assessment, a light or round-about M-43 end.

Site plan of projects will be sent to the Road Commission for their input.

b. Preliminary site plan, special land use marihuana business establishment, Stash Ventures, 13537 M-140, 80-17-022-040-00, approx. 6.5ac, approx. building size 4500sq ft. Site Plan Review 22.05 requires a preliminary for special uses. Preliminary plan was submitted. Reviewed: use, setbacks, parking. The site plans shows more parking spaces than

required. Per 20.04A No parking proposed by any applicant shall exceed these standards by more than 25%. 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. No decision for preliminary review. Applicant can move forward and prepare final site plan and public hearing.

- c. Springer Appliance, 19883 Blue Star Hwy, rebuild extension.
The applicant was not in attendance. The PC did not discuss. Was stated that there was a renewal after 2018. Smalley will look through the file and minutes.
- d. Site Plan Review, proposed new hotel, 71751 Phoenix (CR 388), 80-17-012-047-01, approx. 14 acres, proposed 100 rooms.
The applicant was not in attendance. The PC did review the plan. Prefer the applicant was in attendance to answer questions. Proposed height of the building exceeds the required 50ft max. Postponed a decision until the applicant can attend.

9) Unfinished Business – none

10) Staff & Subcommittee report

ZBA report- 2 meetings in Sept. 16th, 3 applicants on 14th Ave/DeerCreek, request 6ft high fence in the required front yard, 14th Ave. The properties have two front. All 3 were approved. Sept 23, two applicants; Syndicate park, Grand Blvd, front yard relief request; request was denied. Crystal Beach, 77th St, request to separate lots and create a new parcel; request was denied.

Board report – refer to Board minutes

Zoning report – Potential coming for Nov meeting: revised solar farm, public hearing Stash Ventures, hotel site plan

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:55 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary

PUBLIC NOTICE
SOUTH HAVEN CHARTER TOWNSHIP

Planning Commission Regular Meeting Schedule 2025

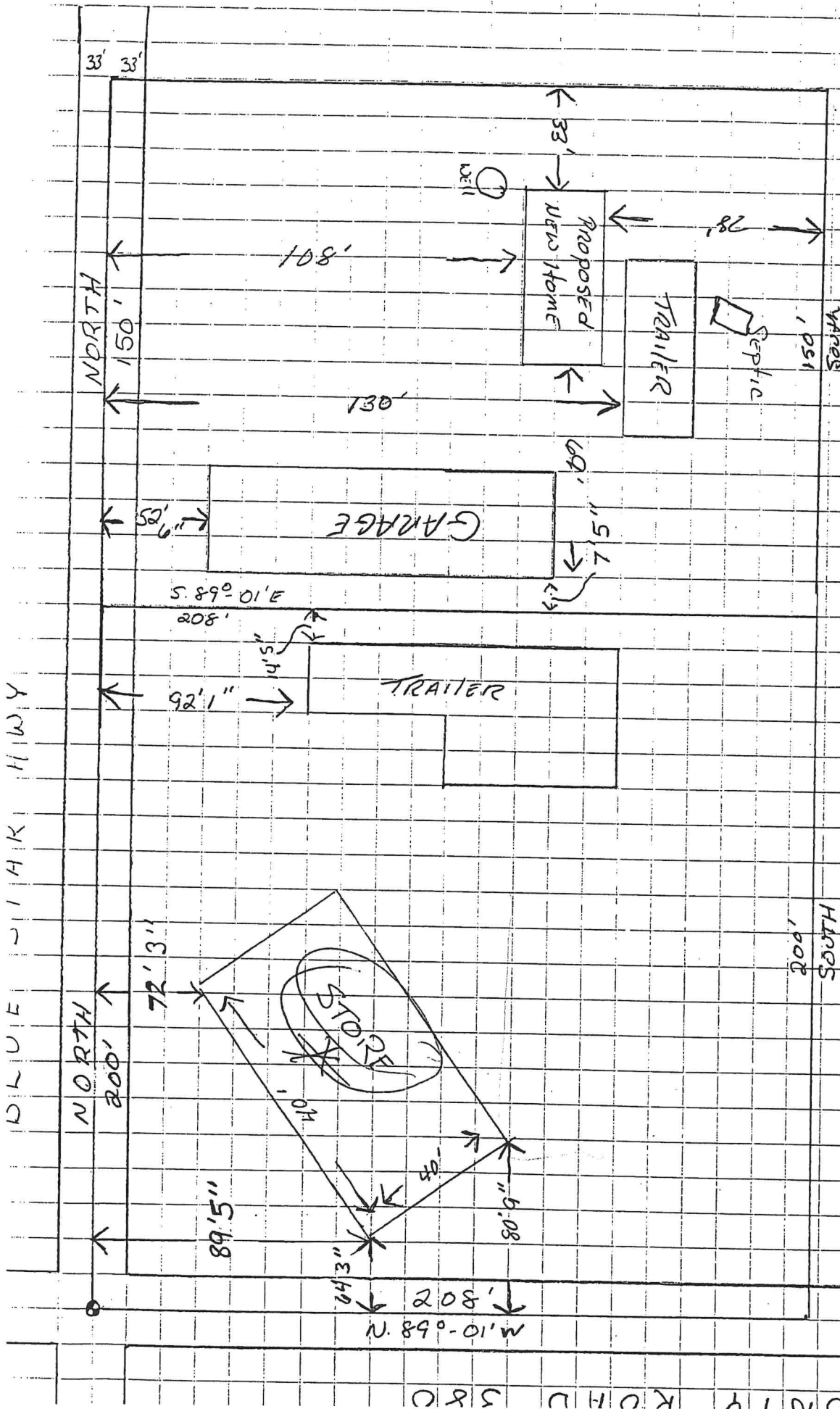
Regular meetings of the Planning Commission will be held on the 1st Wednesday of each month at 7:00 PM, at the South Haven Township Hall, 09761 Blue Star Memorial Highway (southwest corner of Blue Star & M-140).

January 1 No meeting	July 2
February 5	August 6
March 5	September 3
April 2	October 1
May 7	November 5
June 4	December 3

Special meetings of the Planning Commission are called by the Chairperson and notice will be posted on the door of the Township Hall and Township website at least 48 hours prior.

Monthly scheduled meetings may be cancelled up to 48 hours prior to the meeting if no agenda items or lack of quorum.

All meetings of the Planning Commission are open to the public. Written comments on agenda items may be mailed to the Township Hall 09761 Blue Star Highway, e-mailed to shtwp.zoninga@gmail.com, or delivered to the Township Hall by 4:00 PM the day prior to a meeting.



Extension
 of
 3-7-18
 12-4-19

D L U E J I H I K I H W Y

200' SOUTH

200' NORTH

C O U N T Y R O A D 5 8 0

Wednesday, March 7, 2018
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved April 11, 2018)

- 1) **Call to Order : 7:30 PM**
- 2) **Role Call:**

Larsen	present
Tippman	present
Meeks	present
Kiry	excused
Odland	present
Meyer	present
Raue	present

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary
- 3) **Approval of the Agenda:**

MOTION by Odland approve the agenda, 2nd by Tippman, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of February 7, 2018, as presented, 2nd by Raue. Approved 6-0
- 5) **Public Hearing:** Meeks asked to excuse herself her property abuts the applicants 7:32
Fields – Special Use – RCO district store in LDR
Hudson reviewed zoning regulations & the application for compliance
Motion by Tippman, 2nd by Raue to open the public hearing, approved 5-0
Rob Piersen, engineer, presented copies of Drain Commissioner and SHAES approvals. Had discussion with Road Commission. Driveway is 30' wide, Road Commission wants trip generation developed.
The addition is to accommodate a bathroom. The existing building does have a pitched roof.
Larsen asked re; landscaping
Piersen – no additional intended due to large amount of existing. They are leaving the existing trees.
Nate Fields – the area around & in front of building will be grass.
Larsen asked re; signage & lighting
Piersen – solar lighting for the sign
Larsen – soil erosion? Parking
Piersen – Storm water not an issue. Parking to be gravel.
Tippman – No dumpster?
Piersen – No just barrel behind the building
Raue – parking lot lighting?
Piersen – No use will be seasonal during the day
Larsen opened the Public Hearing for public comment:
Linda Meeks – made comments at the preliminary review. Concerns are about lights, garbage, parking – these seem to have been addressed.
Larsen noted no further comments
Motion to close the hearing by Odland, 2nd Raue – approved 5-0

MOTION: by Tippman to grant conditional approval for the Special Use store conditional upon approval by the County Road Commission. 2nd by Odland.
Motion approved 5-0
Meeks re-joined Commission at 7:46

6) **Public Comment non-agenda items**
None

7) **New Business**

a. **Preliminary Site Plan – Henry Winery.**

Hudson reviewed the uses allowed in CSC and reminded the Planning Commission of their discussion on the similarity between Micro-brewery (a permitted use) and winery (not listed in the zoning ordinance).

Planning Commission discussed and agreed that a small winery is similar
Applicant was not present

Odland asked if there would be a restaurant. Will alcohol be limited to wine? He is concerned about the proximity to the SHARA park east on 14th. Will need landscaping and screening, Drain Commission, Road Commission and Fire approvals.

Meeks – will there be impact issues on the environment?

Hudson noted that the site had been used during sewer & water construction for a staging yard.

Larsen – a landscaping plan will be required.

b. **Lake Bluff Site Plan amendment.**

Hudson reviewed the plan – significant expansion of the parking areas; and pointed out a typographic error in the ordinance at 20.02 G. required rear setback for parking is typed twenty but also (10). Plan was drawn using 10’.

Discussion: about intent of the ordinance and issues with the neighbors.

Odland asked about storm water

Rob Pierson – Drain Commissioner had no issue – approval granted

MOTION: by Meeks to approve conditional upon SHAES approval and reduction of the number of parking spaces in the northeast corner to 19 giving a 20’ setback from the north lot line. 2nd by Tippman.

Discussion. Motion approved 5-1. (Odland dissenting)

c. **Phoenix Storage – site plan approval extension**

Larsen & Tippman asked to be excused for possible conflict of interest. Both have contractual agreements. Motion by Odland 2nd by Raue to excuse. Approved 4-0.

Hudson explained the limits of site plan approval, the revised plan in 2016 and lack of work done (no permits obtained)

Roger Marcy explained the need for an extension due to economic issues.

Discussion about the plans

MOTION: by Odland to grant a 12 month extension. 2nd by Meeks.

Motion approved 4-0.

Larsen & Tippman return at 8:13

d. **Springer Appliance – rebuild time extension request**

Mr. Springer explained that due to health issues he has not been able rebuild his store after the fire two years ago. Store is legal pre-existing nonconformity. He hopes to begin re-building after his surgery this year.

MOTION: by Meyer to grant a 12 month extension. 2nd by Meeks. Approved 6-0

8) **Unfinished Business**
None

Wednesday, November 6, 2019
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved December 4, 2019)

- 1) **Call to Order : 7:00 PM**
- 2) **Role Call:**

Larsen	excused
Tippman	present Vice-chair
Meeks	present
Kiry	present
Odland	present
Meyer	present
Raue	present

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary
- 3) **Approval of the Agenda:**

MOTION by Odland to approve the agenda, 2nd by Meeks, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Raue to approve the minutes of October 2, 2019, 2nd Meyer. Approved 6-0
- 5) **Public Hearing:**

Motion by Odland to open the public hearing, 2nd by Meyer - 7:05

 - a. **Special Use – Thomas Contractor Yard**

Rob Piersen presented the application and site plan. Noted that the CSC district was amended to allow contractor yards as special uses
Hudson review the site plan and noted that the Road Commission review was received but not the Drain Commissioner's
Piersen presented the Drain Commissioner's review
Tippman noted that no wash area was included in the site plan and that the area has heavy clay soils
Brad Thomas – they did not plan for a wash area
Dave Waitrowski asked what type of materials would be stored and if there would be material processing such as gravel mixing and concrete crushing
Thomas – there will be no material processing
Waitrowski asked about hours of operation
Thomas – crews work 7 AM to 8 PM, 5 to 6 days per week but he is often in the office on Sundays.
Odland asked about the screening requirements
Hudson – see 18.30 and read the text
Meeks asked if the PC can require a vehicle wash area
Waitrowski – is not opposed to the project but is concerned about impacts on the neighbors.
Kiry noted that there is an existing concrete slab on site that would work for a truck clean-up area and that the EGLE has specs for such a site.
Brian Horan also described the state requirements for vehicle clean-up
Thomas could add that
MOTION by Odland to close the hearing. 2nd by Kiry. 6-0
Discussion on wash area, tree/shrub spacing on the berm, hours of operation
MOTION by Odland to approve the special use for Thomas Contractor Yard on 14th Avenue conditional upon:
 - 1 – Limiting the hours for loading and unloading yard materials to between 7 AM and 7 PM

- 2 – Having a vehicle wash facility meeting EGLE and South Haven Water & Sewer Authority requirements.
- 3 – Trees to be planted on the berm so as to create a solid hedge within 5 years. Second by Meyer. Motion approved 6-0

b. Rezoning for 73240 – 2nd Avenue – MDNR Black River Property

Gary Jones described the history of the site and the Michigan Parks and Recreation Division’s plans for the Riverwood property
 Joe Strock of MDNR explained that there are no firm plans – MDNR will send out an RFP for partnership proposals from the private sector
 Hudson described the Township’s master plan, Van Buren County master plan and MDNR state-wide trail plan
 Letter from Theresa Koswenda was read opposing the rezoning
 Tippman asked about site plans
 Strock explained the process needed the RFPs
 MOTION by Odland to open the hearing 8:50 2nd by Meyer
 Brian Horan asked about the duration of camping envisioned
 Jones – standard is 15 days
 Waitrowski noted that this proposal fits the economy of the community
 Further discussion – MOTION by Odland to close the hearing 2nd by Meyer. 6-0
 Meeks noted that the issue is the rezoning not the site plan
 Meyer was concerned about the Koswenda letter issues
 MOTION by Meeks to recommend the rezoning to the Township Board. 2nd by Raue
 Motion passed 6-0

6) No public comments

7) New Business

a. Springer site plan extension

Hudson presented a letter from Mr. Springer requesting the extension due to health issues and lack of contractors willing to take on the job.

Kiry – noted the extenuating circumstances

MOTION by Kiry to extend the approval for 2 years, 2nd by Meeks.

Motion approved 6-0

needed 2023

8) Unfinished Business

Discussion on all items listed. Consensus is to wait until all texts are ready.

d. Rezoning along the Sewer & Water lines

Hudson presented maps of two options for discussion

Meeks preferred the Overlay district option

Odland asked that the lakeshore properties along 76th and 77th not be included

Hudson to draw of draft text

c. High Risk Erosion Area Overlay Zone

Discussion on the proposed 500’ depth of the zone

Hudson pointed out that the overlay zone boundary would be 500’ but the setbacks would only be 50’ or 100’ depending on the specifics.

MOTION by Kiry to change the elevation year to 1987 and add a lot depth requirement for new lots only. 2nd by Meeks

9) Staff report – none

10) Communication and Public Comment

Horan noted issues with the way sewer & water were extended into the Township

Kiry discussed sewer & water situation in Syndicate park

11) Adjournment

MOTION by Meeks to adjourn, 2nd by Raue, 6-0 at 9:10 PM

Submitted by Patrick Hudson, Zoning Administrator

Memorandum: South Haven Charter Township Planning Commission

Date: September 19, 2024, October 17, 2024

From: Tasha Smalley, Zoning Administrator

RE: Site Plan Review – Hotel

Meeting date: *October 2, 2024* November 6, 2024

Owner: Horizon South Haven LLC; Sly Sandiha

Owner address: 6895 Telegraph Rd, Bloomfield Hills MI 48301

Applicant: Umlor Group; Brian Biskner

Address: 49287 West Road, Wixom MI

Subject Property: 71751 CR 388

Parcel #: 80-17-012-047-01

Analysis

Property 80-17-012-047-01 is legal conforming lot of record

Lot area approx. 520x1320; 14.75acres

Proposed project:

Allowed by right, no public hearing

22.06C

Construct a new hotel; approx. 100 rooms

Exceed setbacks

Parking- required 116, proposed 134, 10x20 spaces

This project will be sharing a driveway for ingress/egress with west property (future apartment site).

City has sent a review letter regarding driveway and water/sewer.

Fire department approval received

Drain commission review received

The height pages were supposed to be revised to reflect the 50ft. I have advised them and correct pages will be provided either before or at the meeting. The other items of concern you had can be discussed at the meeting. The applicants will be in attendance.

Read

RE: Oct 2 meeting

From: Brian Biskner (bbiskner@umlorgroup.com)
To: mtsallegan@frontier.com
Cc: sly@pinnaclepmg.com; sford@umlorgroup.com
Date: Thursday, October 3, 2024 at 08:55 AM EDT

My comments in red below:

From: mtsallegan@frontier.com <mtsallegan@frontier.com>
Sent: Thursday, October 3, 2024 8:30 AM
To: Brian Biskner <Bbiskner@umlorgroup.com>
Cc: Sly Sandiha <sly@pinnaclepmg.com>
Subject: Re: Oct 2 meeting

They had lots of questions....
They would had postponed decision anyway.

1. They really want full size copy of plan. Please get me 10 full size sets.

No Problem we will provide those.

2. The height of hotel to max cannot exceed 50ft. They were concerned the drawing had a different town and wasn't sure if this is building you are planning. The plan shows higher.

We have updated building plans and will confirm the height.

3. Concern with area in front of Hotel, there is a driveway - they will want to know the intent of that area for future.

Possible future development and we will be prepared to discuss that.

4. Also concern with the shared driveway easement; what happens if Mr. Jobson does not get his funding, will you still use the "easement".

We are doing this at the request of the City and there are 2 likely possibilities, and we will be prepared to discuss those.

Nothing to deny the project, just a few tweeks. I hope the height can be changed to not exceed 50ft max. If that can be changed and submit revised plan.

The PC can approve the plan with condition of Drain Commission approval, if that is not obtained by next meeting. They did not want a special meeting, I did ask. Next meeting is Nov 6th.

Thank you very much Tasha. What is the date you would need any plans to make sure we are on the November 6th Meeting?

Tasha

On Thursday, October 3, 2024 at 06:34:51 AM EDT, Brian Biskner <bbiskner@umlorgroup.com> wrote:

Hi Tasha,

Thank you for your assistance! How did the meeting go?

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 mtsallegan@frontier.com

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

Property Owner

Name Horizon South Haven LLC - Sly Sandiha

Address 6895 Telegraph Rd City Bloomfield Hills, MI Zip 48301

Telephone 248-862-2844x102 Email sly@pinnaclepmg.com

Representative (if applicable) _____

Telephone _____ Email _____

Applicant (if different from Owner)

Name Umlor Group

Address 49287 West Road City Wixom MI Zip 48393

Telephone 248-773-7656 Email bbiskner@umlorgroup.com

Property Address: 71751 Phoenix Street

Property Number 80-17-012-047-01

Current Zoning Classification and Use csc & mdr

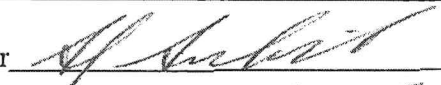
Nature of Activity for which Review is Requested: (check which apply)

Commercial Use ; Industrial Use ; Multi-family Use ; Temporary Use ;

Grading/Paving ; Special Use ; Site Condo ; PUD ;

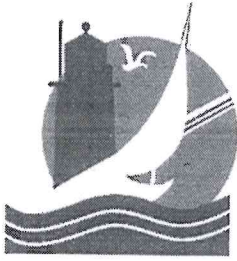
(Other) _____

Describe proposed activity/use: New Hotel Construction

Signature of Property Owner  Date 9/6/24

Signature of Applicant  Date 9/6/24

(owner and applicant must sign)



City of South Haven

DPW • 1199 8th Avenue • South Haven, Michigan 49090-1499
Telephone (269) 637-0737 • Fax (269) 637-4778

TO: Brian Biskner, Umlor Group
CC: Tasha Smalley, South Haven Township Zoning Administrator

FROM: Dana R. Burd, P.E., City of South Haven Public Works Director
DATE: September 17, 2024
SUBJECT: Townplace Suites – Site Plan Review
71751 Phoenix St/CR 388

Mr. Biskner,

On behalf of The City of South Haven and the South Haven Area Water Sewer Authority (SHAWSA), we have completed an initial review of the plans for the proposed Townplace Suites Hotel dated September 5, 2024 (received September 10, 2024). We have the following comments related to your submittal for South Haven Township Planning Commission review:

1. Access/Driveways - The City of South Haven has jurisdiction over Phoenix Street/CR 388 at 71751. The proposed commercial driveway onto Phoenix was previously approved with the Eagle Winds Apartments review. You will need an access easement over their parcel to share use of the driveway. We have no objection to the proposed shared use.
2. Public Water and Wastewater Service - We understand the proposed hotel would be served by a public utility extension on the adjacent parcel. We have been working with you (and the engineer for the adjacent parcel) to review and coordinate this effort. A public utility extension is necessary to serve multiple parcels/customers in this commercial area. SHAWSA will continue working with both developments to facilitate the necessary review and permits for public utility extensions and services to both developments.
3. Stormwater Management - We understand the proposed hotel site will be reviewed by the Van Buren County Drain Commissioner's office and that no connections are proposed to City storm sewer pipes in Phoenix Street.
4. Landscaping Sheet (L-1) - We do not want to see trees planted within the proposed public sanitary sewer easement along Phoenix Street.
5. Electric Service - The City of South Haven is the electric service provider in this area. You will need to contact our Electric Superintendent to coordinate service needs.

The City of South Haven is an Equal Opportunity Provider and Employer.

Construction Documents are required for additional review when available. We will provide more detailed review comments and connection fee estimates at that time. Please contact me at 269-637-0719 with any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read 'D. Burd', written in a cursive style.

Dana R. Burd, P.E.
City of South Haven



VAN BUREN COUNTY DRAIN COMMISSIONER

JOE PARMAN, Drain Commissioner

GEORGIA MASSURA, Deputy Drain Commissioner

JOSH GRIFFITH, Chief Deputy

October 1, 2024

Tasha Smalley
Zoning Administrator
South Haven Township

RE: South Haven Motel, LLC; 75715 Phoenix St.; 80-17-012-047-01 – under review

Ms. Smalley:

The Van Buren County Drain Commissioner is in receipt of Site Plans for a proposed Motel at said parcel in South Haven Township. The Engineer, Mr. Brian Biskner of the Umlor Group, has asked for a preliminary approval letter for conceptual layout of the proposed Storm Management System.

The Drain office approves this *conceptual* storm management layout.

Respectfully submitted,

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

cc: Joe Parman, Van Buren County Drain Commissioner
cc: Brian Biskner, Umlor Group



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: Brian B Biskner, The Umlor Group

Address of Applicant: 49287 West RD Wixom, MI 48393/bbiskner@umlorgroup.com

Applicant Telephone No: 248-773-7655 X124

Project name, if any: Towneplace Suites Job #230916 9/5/24 Sheet C3

Project location: 71751 CR-388

Brief project description: Building a new 4 story Towneplace Suites Hotel

Are fire hydrants available at the site? Yes No
Comments: 1 will be added at the site per the plans

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: See comments/recommendations below

Other comments / recommendations:

All builds to follow IFC 2015 edition, Knox Box required, FDC to be 5" Storz & field verified for placement during construction, Address to be visible on the building from the road, No overhead obstructions noted, No further review required unless the plan changes.

Review performed by Keith Bierhalter Deputy Chief/Fire Marshal

Date 9/27/24

Keith Bierhalter DC/FM

Re: Plans

From: Sly Sandiha (sly@pinnaclepmg.com)

To: bbiskner@umlorgroup.com

Cc: mtsallegan@frontier.com

Date: Monday, October 21, 2024 at 01:43 PM EDT

Hello Tasha,

Hope you had a great weekend. Please see below link for our current plan set. The cover page reads as below with a building height of 47'-6 3/4". Page 36 of the pdf has the detailed building elevation. Please let me know if you have any questions and I can get those answers from our architect. Have a great day.

[Maust Architectural Services \(sharefile.com\)](#)

BUILDING HEIGHTS AND AREAS

GENERAL HEIGHT AND AREA LIMITATIONS (TABLE 503):

BUILDING AREA:

ALLOWABLE: 12,000 + 24,000 SPRINKLER INCREASE = 36,000 S.F. PER FLOOR

ACTUAL: 14,866 S.F. GROUND FLOOR + 42,396 S.F. 2-4 FLOOR LEVELS = 57,262 S.F. TOTAL

BUILDING HEIGHT FEET:

ALLOWABLE: 50' + 20' SPRINKLER INCREASE = 70'-0"

ACTUAL: 47'-6 3/4"

BUILDING HEIGHT STORIES:

ALLOWABLE: 3 + 1 SPRINKLER INCREASE = 4 STORIES

ACTUAL: 4 STORIES

Respectfully,

Sylvester S. Sandiha

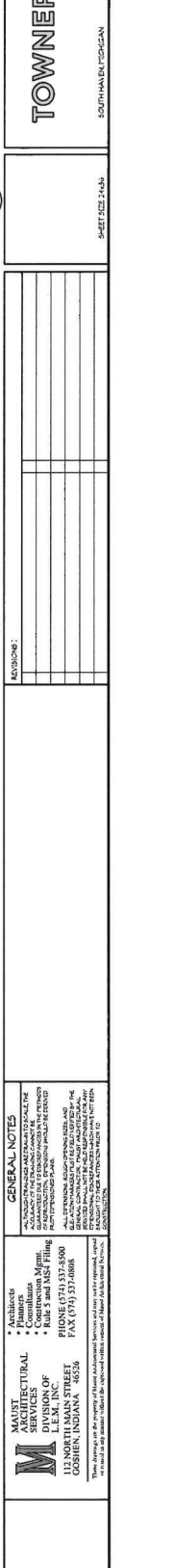
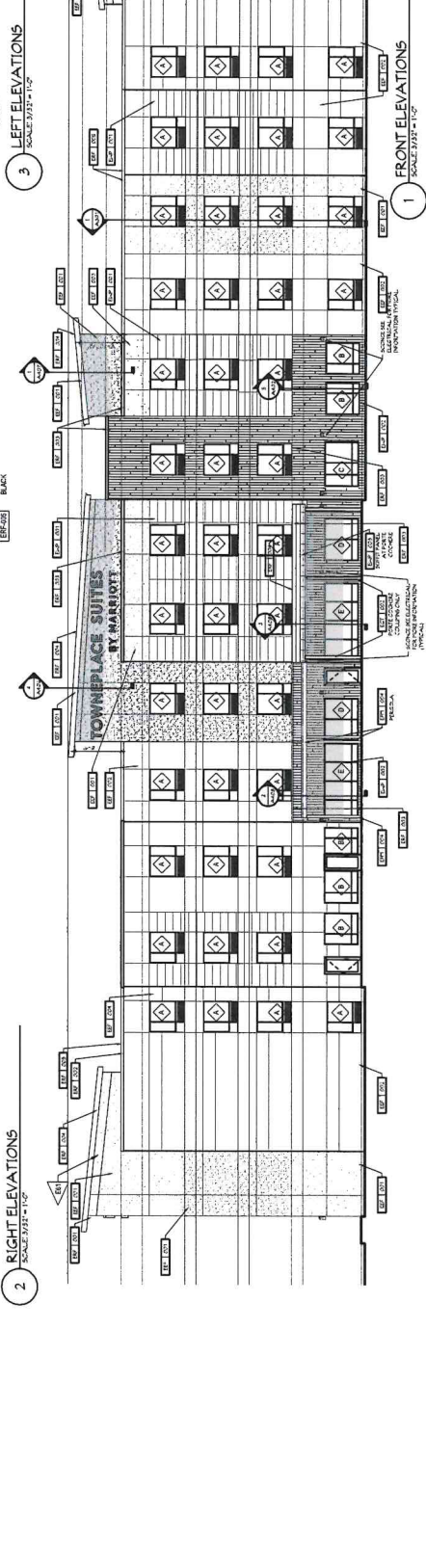
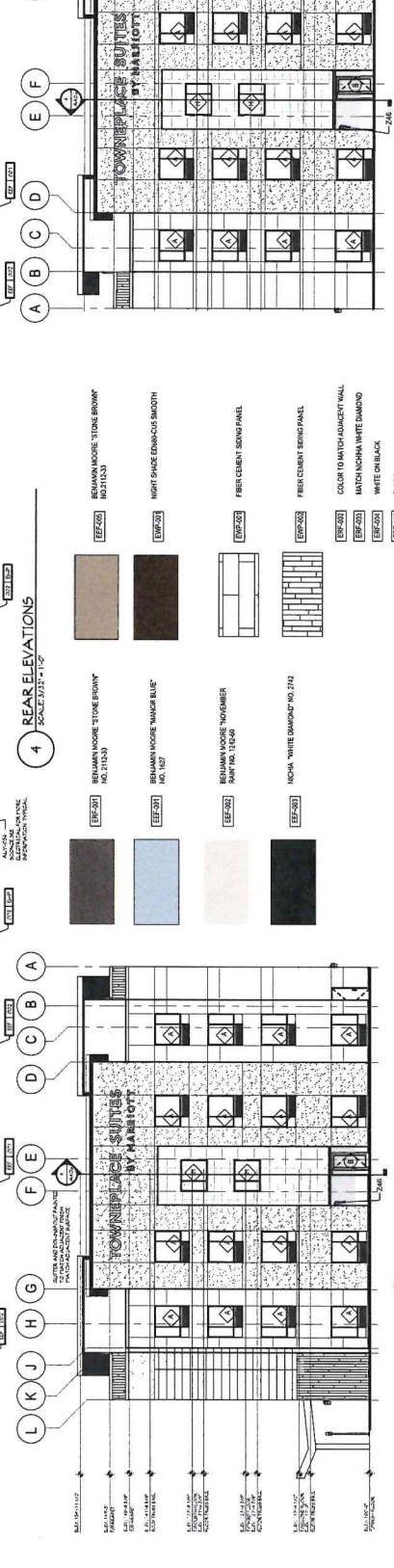
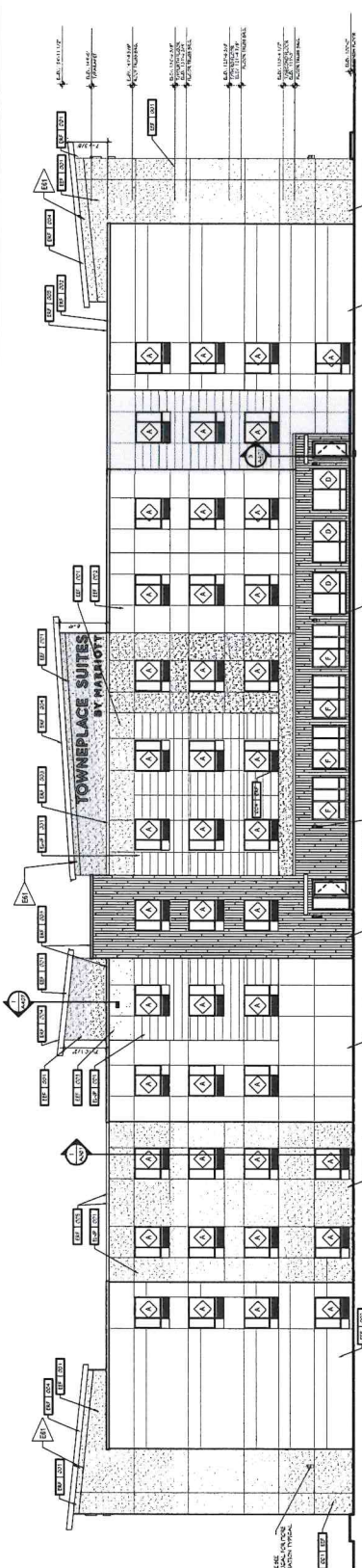
Pinnacle Hospitality
6895 Telegraph Rd
Bloomfield Hills, MI 48301
(248) 862-2844 x102
(248) 862-2306 Fax
www.staypinnacle.com

Trust in the LORD with all your heart, And do not lean on your own understanding. In all your ways acknowledge Him, And He will make your paths straight. -Proverbs 3:5-6

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On Thu, Oct 17, 2024 at 3:37 PM Brian Biskner <Bbiskner@umlorgroup.com> wrote:

- ARCHITECTURAL
 - AS1 REFER TO CLASSIFICATION PLAN FOR HAZARDOUS MATERIALS BETWEEN EXTERIOR AND INTERIOR WALL
 - AS2 TYPICAL GUESTROOM WINDOW
 - AS3 CHANGES LETTERS SHOWN AT FACE OF BUILDING. SEE ARCHITECTURAL PLAN FOR WINDOW
 - AS4 REQUIREMENTS PROVIDE ADEQUATE BLOODING BEHIND WALL FOR FINISH
- ENGINEERING
 - ES1 FINISH COVER INTERNAL WITH WINDOW FRAME. FINISH AT EXTERIOR FINISH PROVIDE ACCESS FOR ADJUSTING WINDOW
 - ES2 ELECTRICAL CONDUITS AND WIRING SHALL BE LOCATED OUTSIDE OF FINISH WALL
 - ES3 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
 - ES4 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
 - ES5 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
 - ES6 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
 - ES7 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
 - ES8 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
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 - ES99 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
 - ES100 FINISH STANDARD UNPAINTED FINISH. SEE SPEC FOR FINISH
- GENERAL
 - G10 DECORATIVE METAL SLAT FINISH AT FIRE RISE OPTIONAL
 - G11 REFER TO BUILDING SPEC - EXTERIOR FINISH, SEE DRAWING FOR FINISH



4 REAR ELEVATIONS
SCALE 1/8" = 1'-0"

ANODIZED ALUMINUM EXTERIOR WINDOW FINISH

EF-201 BERKMAN MOORE 'STONE BROWN' NO. 11153

EF-202 BERKMAN MOORE 'WANGER BLUE' NO. 1157

EF-203 BERKMAN MOORE 'NO. 10649' NO. 10649

EF-204 NICHIA 'WHITE DRAMING' NO. 2742

EF-205 BERKMAN MOORE 'STONE BROWN' NO. 11153

EF-206 NORT SHADE EMERALD SMOOTH

EF-207 FIBER CEMENT 'BIRCH' PANEL

EF-208 FIBER CEMENT 'BIRCH' PANEL

EF-209 COLOR TO MATCH ADJACENT WALL MATCH NICHIA 'WHITE DRAMING'

EF-210 WHITE ON BLACK

EF-211 BLACK

DATE: 9/17/24
JOB NO.: PM3-2143
PAGE: BUILDING ELEVATIONS
SHEET: A201

TOWNEPLACE SUITES BY MARRIOTT

1 FRONT ELEVATIONS
SCALE 1/8" = 1'-0"

2 RIGHT ELEVATIONS
SCALE 1/8" = 1'-0"

3 LEFT ELEVATIONS
SCALE 1/8" = 1'-0"

4 REAR ELEVATIONS
SCALE 1/8" = 1'-0"

REVISIONS:

GENERAL NOTES

MAUIST ARCHITECTURAL SERVICES
DIVISION OF
L.E.M., INC. INDIANAPOLIS, INDIANA
115 NORTH MERIDIAN STREET
GOSHEN, INDIANA 46526
PHONE (774) 537-4500
FAX (774) 537-0808

Architects
• Consultants
• Contractors
• Rule 3 and MSB Filing

PHONE (774) 537-4500
FAX (774) 537-0808

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MAJEST ARCHITECTURAL SERVICES, INC
 112 NORTH MAIN STREET
 GOSHEN, INDIANA 46526
 CONTACT: MICHAEL L. THALST, AIA
 PHONE: (974) 537-8900
 FAX: (974) 537-8909

OWNER
 HORIZON SOUTH HAVEN, LLC
 6849 TELEGRAPH ROAD
 BLOOMFIELD HILLS, MI 48301
 DEVELOPER: SYLVESTER SANDIHA

CIVIL

THE UPLOR GROUP
 41287 NEST ROAD
 LAKOTA, MI 48303

PROJECT DATA

PROJECT NAME: TOWNEPLACE SUITES BY MARRIOTT SOUTH HAVEN
PROJECT ADDRESS: 10011 SOUTH HAVEN 17 WEST SOUTH HAVEN TOWNSHIP VAN BUREN COUNTY MI
PROJECT LOCATION: MIDWAY STREET, COL. BR. SOUTH HAVEN TOWNSHIP
PROJECT DESCRIPTION: CONSTRUCTION OF TOWNHOME COMMUNITY, HOTEL, BUILDING
 RESIDENTIAL, RETAIL, OFFICE, COMMERCIAL, HEALTHCARE, EDUCATION, AND RECREATION
PROJECT VALUE: \$15,000,000 (ESTIMATED)

BRAND FRANCHISE

MARRIOTT SUITES
 MARRIOTT INTERNATIONAL
 12901 TOWNEPLACE DRIVE
 BETHESDA, MARYLAND 20817

APPLICABLE CODES

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS, AND ALL WORK AND MATERIALS SHALL COMPLY WITH THE APPLICABLE CODES AND STANDARDS.

- APPLICABLE REGULATIONS INCLUDE THE FOLLOWING:
- 2015 Michigan Building Code (IBC)
 - 2013 Michigan Building Code (IBC)
 - 2021 Michigan Mechanical Code (MCC)
 - 2021 Michigan Electrical Code (MEC)
 - 2021 Michigan Plumbing Code (MPC)
 - 2015 Property Maintenance Code (PMC)
 - 2015 International Fire Code

USE AND OCCUPANCY CLASSIFICATION

CLASSIFICATION: RESIDENTIAL, HOTEL, PRIMARY OCCUPANCY GROUP THROUGHOUT BUILDING
 GROUP: A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124, A-125, A-126, A-127, A-128, A-129, A-130, A-131, A-132, A-133, A-134, A-135, A-136, A-137, A-138, A-139, A-140, A-141, A-142, A-143, A-144, A-145, A-146, A-147, A-148, A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, A-157, 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Memorandum: South Haven Charter Township Planning Commission

Date: May 23, 2024, October 17, 2024

From: Tasha Smalley, Zoning Administrator

RE: Special land use – Solar Farm

Meeting date: *June 5, 2024* November 6, 2024

Owner: River Edge Holdings LLC , Jim DeWitt

Owner address: 4807 Green Meadow Ct, Hamilton MI 49419

Applicant: South Haven Affordable Solar, LLC (SolAmerica)

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

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

Medium Density Residential District

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

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, new packet submitted

DW – road commission rcvd

FD – fire department rcvd

DC – drain commission rcvd

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 mtsallegan@frontier.com

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

Property Owner

Name River Edge Holdings LLC

Address 4807 Green Meadow Ct. City Hamilton, MI Zip 49419

Telephone 616-836-1474 Email jim@hogquestfarms.com

Representative (if applicable) James DeWitt

Telephone _____ Email _____

Applicant (if different from Owner)

Name South Haven Affordable Solar, LLC

Address 190 Ottley Dr NE, Studio H City Atlanta Zip 30324

Telephone 404.351.8175 ext. 106 Email lbeduhn@solamericaenergy.com

Property Address: 73rd St South Haven Michigan

Property Number 80-17- 014-021-00

Current Zoning Classification and Use _____ The property is zoned Medium Density Residential. There is a small portion of the property in the SW corner that is zoned high density residential. The existing use of the property is agricultural land with row crops.

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

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

Describe proposed activity/use: community-scale solar facility

Signature of Property Owner James DeWitt Date 3.29.24

Signature of Applicant Anthony M Yonnane Date 3.29.24

(owner and applicant must sign)

