

AGENDA
SOUTH HAVEN CHARTER TOWNSHIP
November 13, 2024

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of October 9, 2024
4. Correspondence
5. Public Comments, Audience Members are allowed 3 minutes to discuss items not on the Agenda (5 minutes for groups)
6. Approval of Agenda
7. UNFINISHED BUSINESS
 - A) Affordable Housing Updates
 - B) Short Term Rental Updates
 - C)
8. NEW BUSINESS
 - A) Resolution 24-26 to Adopt Ordinance #164 Rezone on 73.5 St.
 - B) Resolution 24-27 to Adopt Ordinance #165 Rezone 73rd St.
 - C) Public Hearing for Applewood Special Assessment District
 - D) Snow Plow Bid from Elevate
 - E) Recommendation from Planning Commission for Solar Farm
 - F) Bids for ARPA funds: Handicap Door, Generator, Parking Lot Improvements
 - G)
9. REPORTS
 - Airport
 - Building/Electrical/Mechanical
 - Building Committee
 - Fire/Ambulance
 - Library
 - Park Committee
 - Planning Commission
 - Roads
 - Senior Services
 - Water/Sewer Authority
 - Zoning Board of Appeals
10. TREASURER'S REPORT
11. BOARD COMMENTS
12. ADJOURNMENT

SOUTH HAVEN CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING
WEDNESDAY, OCTOBER 9, 2024

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

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

Motion by Lewandowski, supported by Kiry, to approve the Minutes of the September 11th Regular Meeting as presented. All voted in favor. Motion carried.

Sgt. Carlotto was in attendance to report for SHPD. Zach Kenreich reported for SHAES. Gail Gladney reported for VBCounty. More discussion was held with residents from 73.5 Street about arsenic in their wells.

Motion by Kiry, supported by Wiatrowski, to approve the Agenda. All voted in favor. Motion carried.

Supervisor Stein reported that the township should be fully functional with Granicus regarding STR by February of next year.

Motion by DeGrandchamp, supported by Wiatrowski, to adopt Resolution 24-21 Introducing Ordinance #164 rezoning property on 73.5 Street.

Motion by Lewandowski, supported by Kiry, to adoption Resolution 24-22 Adopting Ordinance #161 Michigan Gas Utilities Franchise Agreement.

Motion by Wiatrowski, supported Fisher, to open the Public Hearing for the 2025 Budget. All voted in favor. Motion carried.

Budget highlights were presented by Supervisor Stein and Clerk Bertorelli. Budgeting for Short Term Rental Registrations and inspections is new in 2025, new regulations regarding minimum wage and mandatory sick pay made for changes in payroll, and tax income from dispensaries is new in 2025. Also, there is an increase in support for AlVan Humane Society.

Motion by Wiatrowski, supported by Lewandowski, to close the Public Hearing. All voted in favor. Motion carried.

Motion by Wiatrowski, supported by DeGrandchamp, to adopt Resolution 24-23 Adopting the Budget for 2025. All voted in favor by roll call vote. Motion carried.

Motion by Kiry, supported by DeGrandchamp, to approve Resolution 24-24 Establishing the Applewood Special Assessment District for road repairs. All voted in favor by roll call vote. Motion carried.

Motion by Wiatrowski, supported by Lewandowski, to adopt Resolution 24-25 Introducing Ordinance 165 rezoning property on 73rd Street. All voted in favor by roll call vote. Motion carried.

Motion by Lewandowski, supported by Kiry, to approve spending \$1,000.00 for hazardous waste removal for township residents by Van Buren County Conservation District. All voted in favor. Motion carried.

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

Motion by Fisher, supported by Lewandowski, to approve payment of anticipated bills in the amount of \$43,472.08. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 8:39 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor

SOUTH HAVEN CHARTER TOWNSHIP

**RESOLUTION TO ADOPT ORDINANCE NO. ____,
ORDINANCE AMENDING THE ZONING ORDINANCE OF SOUTH HAVEN
CHARTER TOWNSHIP TO REZONE CAIN PROPERTY**

A resolution made and adopted at a regular meeting of the Township Board of the Charter Township of South Haven, County of Van Buren, State of Michigan, held on _____, 2024.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and seconded by _____.

WHEREAS, pursuant to the Michigan Zoning Enabling Act, 2006 PA 110, the Township has authority to adopt and amend zoning ordinances regulating the use of land in the Township; and

WHEREAS, the Township Planning Commission held a public hearing on September 4, 2024 to consider a request to amend the South Haven Charter Township Zoning Ordinance (“Zoning Ordinance”) and change the zoning designation on the zoning district map for the following real property:

Parcel No.
80-17-011-001-01

V/L 73 ½ Street

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 ½ OF NORTHWEST ¼ OF NORTHEAST ¼. EXCEPT HIGHWAY I-196 RIGHT OF WAY. ALSO EXCEPT NORTH 521.24 OF WEST 33 FEET FOR RIGHT OF WAY

from its HSC (Highway Service Commercial) zoning designation to CSC (Community Service Commercial); and

WHEREAS, on August 7, 2024, the Planning Commission recommended approval of the Application to the Township Board; and

WHEREAS, following the public hearing, the Planning Commission transmitted a summary of comments received at the hearing and a proposed ordinance to amend the Zoning Ordinance, including any recommendations, to the Van Buren County Planning Commission; and

WHEREAS, following the public hearing, the Planning Commission transmitted a summary of comments received at the hearing and copies of zoning maps and recommendations to the Township Board; and

WHEREAS, the Township Board has determined that amending the Zoning Ordinance, as recommended by the Planning Commission, is in the best interests of the health, safety and welfare of Township residents.

THEREFORE, the Township Board of the Charter Township of South Haven resolves as follows:

1. Ordinance No. _____, Ordinance Amending the Zoning Ordinance of South Haven Charter Township to Rezone Cain Property (the "Ordinance"), attached as Exhibit A is hereby adopted.

2. The Ordinance shall be filed with the Township Clerk.

3. The Township Clerk shall publish the Ordinance or a summary thereof in a newspaper of general circulation in the Township within fifteen (15) days.

4. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

STATE OF MICHIGAN)

) ss.

COUNTY OF VAN BUREN)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of South Haven, Van Buren County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a regular meeting held pursuant to the Open Meetings Act on the _____, 2024.

Brenda Bertorelli
Clerk, South Haven Charter Township

SOUTH HAVEN CHARTER TOWNSHIP

**RESOLUTION TO ADOPT ORDINANCE NO. ____,
ORDINANCE AMENDING THE ZONING ORDINANCE OF SOUTH HAVEN
CHARTER TOWNSHIP TO REZONE STEGMAN PROPERTY**

A resolution made and adopted at a regular meeting of the Township Board of the Charter Township of South Haven, County of Van Buren, State of Michigan, held on _____, 2024.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and seconded by _____.

WHEREAS, pursuant to the Michigan Zoning Enabling Act, 2006 PA 110, the Township has authority to adopt and amend zoning ordinances regulating the use of land in the Township; and

WHEREAS, the Township Planning Commission held a public hearing on September 4, 2024 to consider a request to amend the South Haven Charter Township Zoning Ordinance (“Zoning Ordinance”) and change the zoning designation on the zoning district map for the following real property:

Parcel No.
80-17-002-056-10

01821 73rd St

COM AT THE SE COR OF SW ¼ OF NE ¼ OF SEC, TH N 0 DEG 41’10”W
ALG E 1/8 L OF SD NE ¼ 550.4’ TO BEG, TH S 88 DEG 00’52”W PAR WITH

THE E & W $\frac{1}{4}$ L 355.0', TH N 0 DEG 41'10"W PAR WITH SD $\frac{1}{8}$ L 106.0',
TH S 53 DEG 11'02"W 214.09', TH N 0 DEG 41'10"W PAR WITH SD $\frac{1}{8}$ L
268.48', TH N 88 DEG 00'52"E PAR WITH SD $\frac{1}{4}$ L 528' TO SD $\frac{1}{8}$ L, TH S 0
DEG 41'10"E ALG SD $\frac{1}{8}$ L TO BEG.

from its MDR (Medium Density Residential) zoning designation to CSC (Community Service Commercial); and

WHEREAS, on September 4, 2024, the Planning Commission recommended approval of the Application to the Township Board; and

WHEREAS, following the public hearing, the Planning Commission transmitted a summary of comments received at the hearing and a proposed ordinance to amend the Zoning Ordinance, including any recommendations, to the Van Buren County Planning Commission; and

WHEREAS, following the public hearing, the Planning Commission transmitted a summary of comments received at the hearing and copies of zoning maps and recommendations to the Township Board; and

WHEREAS, the Township Board has determined that amending the Zoning Ordinance, as recommended by the Planning Commission, is in the best interests of the health, safety and welfare of Township residents.

THEREFORE, the Township Board of the Charter Township of South Haven resolves as follows:

1. Ordinance No. _____, Ordinance Amending the Zoning Ordinance of South Haven Charter Township to Rezone Stegman Property (the "Ordinance"), attached as Exhibit A is hereby adopted.

2. The Ordinance shall be filed with the Township Clerk.

3. The Township Clerk shall publish the Ordinance or a summary thereof in a newspaper of general circulation in the Township within fifteen (15) days.

4. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

STATE OF MICHIGAN)

) ss.

COUNTY OF VAN BUREN)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of South Haven, Van Buren County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a regular meeting held pursuant to the Open Meetings Act on the _____, 2024.

Brenda Bertorelli
Clerk, South Haven Charter Township

**SOUTH HAVEN CHARTER TOWNSHIP
VAN BUREN COUNTY**

RESOLUTION NO. 24-28

**DETERMINATION TO MAKE PUBLIC IMPROVEMENTS; APPROVAL OF PLANS
AND ESTIMATE OF COSTS; FINAL DETERMINATION OF SPECIAL ASSESSMENT
DISTRICT; PREPARATION OF SPECIAL ASSESSMENT ROLL**

At a meeting of the Township Board of the Charter Township of South Haven, Van Buren County, Michigan, held at the Township Hall, 09761 Blue Star Memorial Highway, South Haven, MI 49090, on November 13, 2024, at 7:30 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board has declared its intent to create a special assessment district to make certain road improvements to Cider Court located in the Applewood Condominiums (the "Improvements") as described on **Exhibit A**, attached to this Resolution; and

WHEREAS, on October 9, 2024, and pursuant to Public Act 188 of 1954, as amended ("Act 188"), the Township Board tentatively declared its intent to make the Improvements, tentatively designated the special assessment district, and fixed November 13, 2024, for a public hearing to hear and consider objections to the proposed Improvements, the designated special assessment district, and all other matters related to the Improvements; and

WHEREAS, the Township Board has received preliminary plans describing the Improvements, their location, and an estimate of the cost of the Improvements, including administrative and legal costs; and

WHEREAS, after notice was duly given by publication and by first class mail pursuant to Act 188, the Township Board held a public hearing on November 13, 2024, at the Township Hall at which the Township Board heard and considered objections to the filed petitions, the Improvements, the tentative special assessment district, and all other matters relating to said Improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. The Township Board hereby determines that it is necessary and in the best interests of the Township to make and complete the Improvements.
2. The special assessment district known as the Applewood Special Assessment District No. 1 (the "District") is hereby determined to consist of the parcels of land tentatively designated by resolution on October 9, 2024.
3. The District shall remain in existence for a period of ____ (7) years from the date of this Resolution.
4. The plans for the Improvements and the estimate of costs in the amount of One Hundred Sixty-Two Thousand Nine Hundred Fifty Dollars (\$162,950.00) are hereby approved as originally presented on October 9, 2024.
5. All or a portion of the total estimated costs of the Improvements, in the amount of One Hundred Sixty-Two Thousand Nine Hundred Fifty Dollars (\$162,950.00) shall be paid by special assessments assessed within the District against the property located in the District and benefited by the proposed Improvements.
6. The Township Supervisor is hereby directed to make a special assessment roll for the District upon which shall be described all the parcels of land to be assessed, the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each

parcel of land, which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the District as the benefit of the parcel of land bears to the total benefit to all parcels of land in the District. The special assessment roll shall be prepared and certified by the Supervisor in accordance with the form attached as **Exhibit B** to this resolution.

7. Said special assessment roll, as made and certified by the Township Supervisor, shall be reported to the Township Board and shall be filed in the office of the Township Clerk.

8. All actions heretofore taken by Township officials, employees and agents with respect to the Improvements and proceedings under Act 188 are hereby ratified and confirmed.

9. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be and the same are hereby rescinded.

YEAS: _____

NAYS: _____

THE RESOLUTION WAS DECLARED ADOPTED.

STATE OF MICHIGAN)
)
COUNTY OF VAN BUREN)

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of South Haven, Van Buren County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a meeting held on the 13th day of November, 2024, at 7:30 p.m.

Brenda Bertorelli, Township Clerk

EXHIBIT A

SOUTH HAVEN CHARTER TOWNSHIP VAN BUREN COUNTY

Applewood Special Assessment District No. 1 Description of Improvements and Preliminary Estimate of Costs

This project consists of the construction, improvement, including the paving, and maintenance of Cider Court, a private road within the Township.

The preliminary estimate of cost for the project is **\$152,950.00**, plus the cost of engineering services and all expenses incident to the proceedings for the making and financing of the improvement estimated to be **\$10,000** and including interest on the unpaid balance of the special assessment. The total estimated cost is **\$162,950.00**. All of the project cost will be spread by special assessment against properties located in the Applewood Special Assessment District No. 1. The cost estimate is subject to revisions and adjustments, including periodic redeterminations pursuant to Act 188.

EXHIBIT B

**SOUTH HAVEN CHARTER TOWNSHIP
VAN BUREN COUNTY**

APPLEWOOD SPECIAL ASSESSMENT DISTRICT NO. 1

FORM OF SPECIAL ASSESSMENT ROLL

Parcel #	Address	Owner Name	Assessment
80-17-102-001-00			\$
80-17-102-002-00			\$
80-17-102-003-00			\$
80-17-102-004-00			\$
80-17-102-005-00			\$
80-17-102-006-00			\$
80-17-102-007-00			\$
80-17-102-008-00			\$
80-17-102-009-00			\$
80-17-102-010-00			\$
80-17-102-011-00			\$
80-17-102-012-00			\$
80-17-102-013-00			\$
80-17-102-014-00			\$
80-17-103-001-00			\$
80-17-103-002-00			\$
80-17-103-003-00			\$
80-17-103-004-00			\$
80-17-103-005-00			\$
80-17-103-006-00			\$
80-17-103-007-00			\$
80-17-103-008-00			\$

80-17-103-009-00			\$
80-17-103-010-00			\$

SUPERVISOR'S CERTIFICATE

I, Ross Stein, Supervisor of the Charter Township of South Haven, hereby state that the attached Special Assessment Roll for the Applewood Special Assessment District No. 1 was made pursuant to a resolution of the Township Board adopted on November 13, 2024, and in making such special assessment roll, I have, to my best judgment, conformed in all respects to the directions contained in such resolution and the statutes of the State of Michigan.

Date: _____, 2024

Ross Stein, Supervisor
Charter Township of South Haven

CERTIFICATE OF CONFIRMATION

I hereby certify that the above Special Assessment Roll was confirmed on _____, 2024, by resolution of the Township Board of the Charter Township of South Haven.

Date: _____

Brenda Bertorelli, Clerk
Charter Township of South Haven

79676:00028:200986645-1

Interest Rate 5%

Account Number	Parcel	Assessment	Year 1		Remaining Balance	Year 2	
			Principal	Interest		Principal	Interest
1	80-17-102-001-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
2	80-17-102-002-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
3	80-17-102-003-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
4	80-17-102-004-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
5	80-17-102-005-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
6	80-17-102-006-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
7	80-17-102-007-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
8	80-17-102-008-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
9	80-17-102-009-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
10	80-17-102-010-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
11	80-17-102-011-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
12	80-17-102-012-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
13	80-17-102-13-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
14	80-17-102-014-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
15	80-17-103-001-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
16	80-17-103-002-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
17	80-17-103-003-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
18	80-17-103-004-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
19	80-17-103-005-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
20	80-17-103-006-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
21	80-17-103-007-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
22	80-17-103-008-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
23	80-17-103-009-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
24	80-17-103-010-00	\$ 6,790.00	970.00	339.50	5,820.00	970.00	291.00
Total							



P.O. Box 424
South Haven, MI 49090

Name / Address	Date	Quote #
Charter Township of South Haven South Haven Township Hall Attn: Brenda Bertorelli 09761 Blue Star Highway South Haven, MI 49090	10/2/2024	4020
	Project	Property Address
	24/25 Snow	09761 Blue Star Highway South Haven, MI 49090
Description		Total
<p>Lots and Drives to be Plowed and Walks Shoveled and De-Iced Every 2"</p> <p>Time of day Services are to be Completed by:_____ AM / PM</p> <p>Ice Melt Parking Lot: () As Needed -or- () Per Request</p> <p>Days Services are NOT REQUIRED: (Indicate with a Check Mark)</p> <p>() Sun () Mon () Tue () Wed () Thur () Fri () Sat</p> <p>Ice Melt will be charged by Time and Material (Billed Monthly)</p> <p>() SEASONAL RATE: (Paid in Full after November 1)</p> <p>() PAY IN FULL by November 1: (10% DISCOUNT)</p> <p>() MONTHLY RATE: (Billed Monthly in 4 Equal Installments)</p> <p>*Call to inquire about Per Push Costing</p> <p>*Please indicate desired Option with a Check Mark</p> <p>*The only exception is when a State of Emergency is declared. In that case seasonal rates do not apply. All charges during this time will be based on the hourly rates shown on following page, until that particular winter storm clean up is completed.</p> <p>Monthly Billing - Payment due within 15 days of receiving invoice. After the 15 day period, services will be suspended and a 2% fee will be added monthly on unpaid balance.</p>		<p>4,245.00</p> <p>3,820.50</p> <p>1,061.25</p>
Quotation Prepared By (Date)		Accepted By (Date)
Phone #	269-637-0367	E-mail: office@elevatelandscap.com

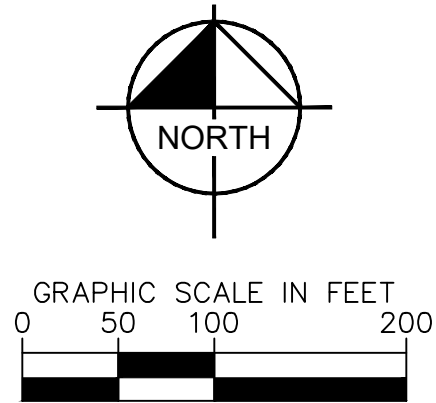
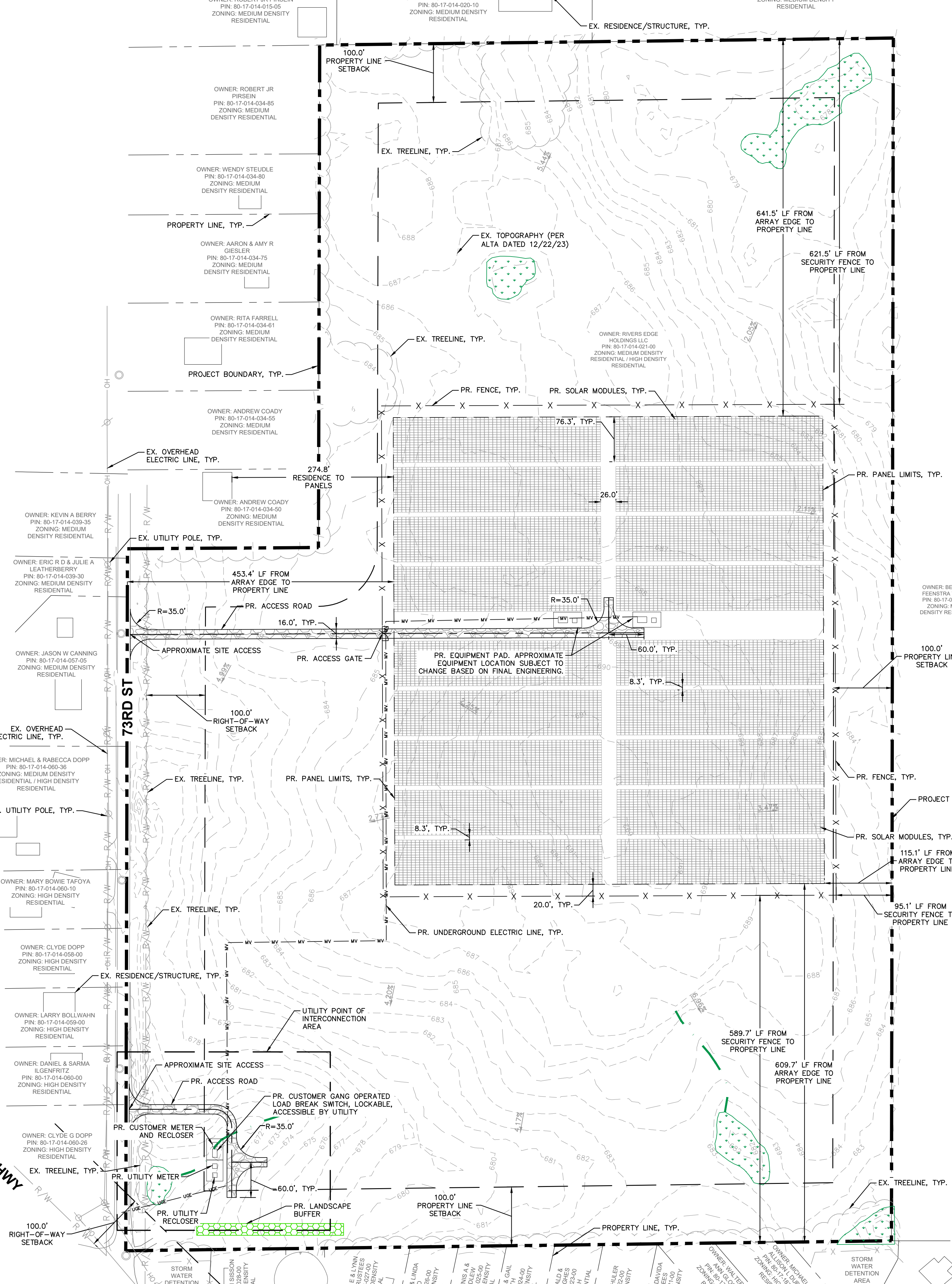
Memo: South Haven Charter Township Board
From: Tasha Smalley, Zoning Administrator
Date: November 2024
RE: Special Land Use

















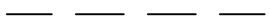

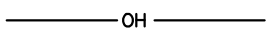

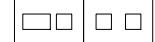

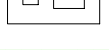

Owner, River Edge Holdings LLC of Hamilton MI, and
Applicant, South Haven Affordable Solar LLC of Atlanta GA,
have petitioned for a special use permit for a commercial scale solar facility
(55ac parcel, 16 ac developed) at V/L 73rd St (corner M-43&73rd St) 80-17-014-021-00

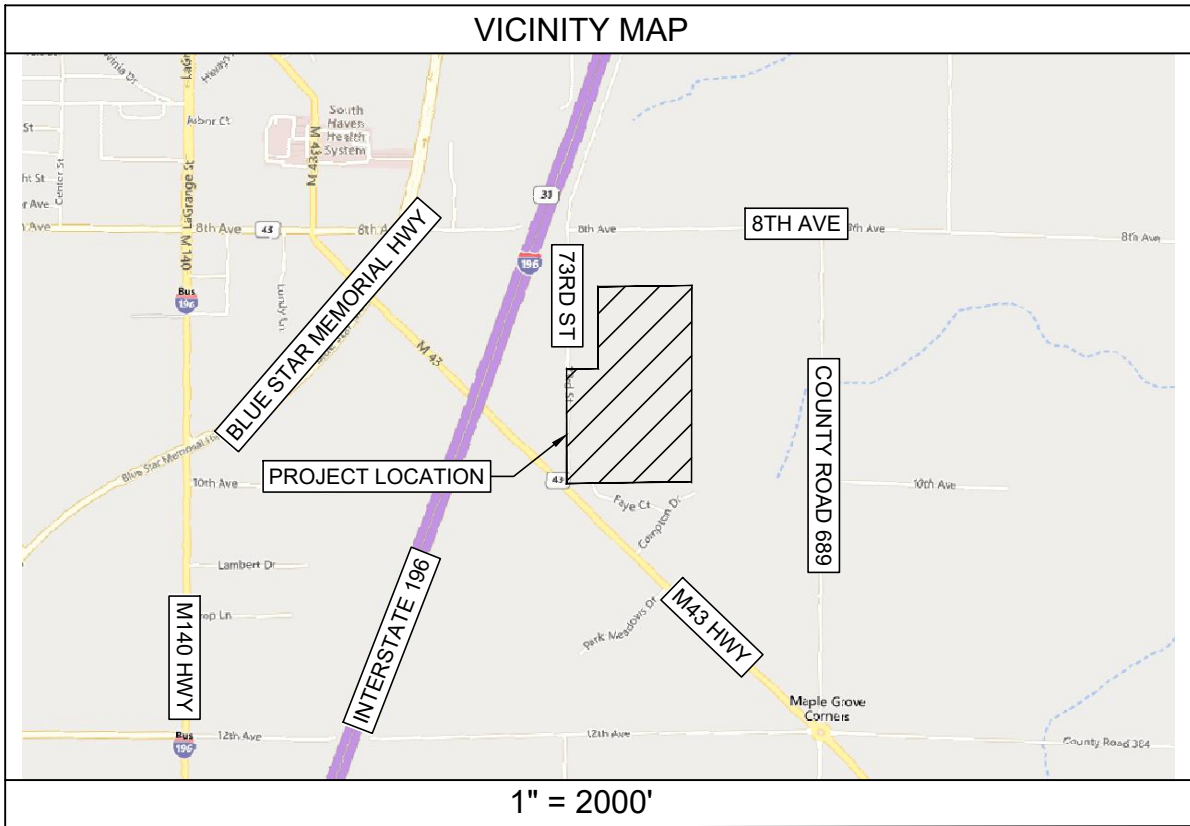
Revised site plan and special use application (public hearing 6/5/24). The site
was redesigned per neighbor concerns. The new design is condensed to
16acres and farther away from dwellings.

PC reviewed the revised site plan and special use on November 6, 2024. The
motion was to approve recommendation for site plan and special use
approval to Board, 4-1 vote.

(draft minutes not available yet)



LEGEND	
ROAD LABEL	N 2200TH ST
RIGHT OF WAY	 R/W
PROJECT BOUNDARY	
PROPERTY LINE/RIGHT OF WAY SETBACK	
PROPERTY LINE	
EX. RESIDENCE/STRUCTURE (TRACED PER AERIAL)	
EX. OVERHEAD ELECTRIC	 OH
EX. GRAVEL/PAVEMENT	
EX. UTILITY POLE	
EX. SANITARY MANHOLE	
EX. TREELINE (TRACED PER AERIAL)	
EX. LINEAR FEATURES (PER KIMLEY-HORN)	
EX. WETLANDS (PER KIMLEY-HORN)	
EX. ELEVATION CONTOURS	 XXX
EX. FLOW (DIRECTION AND SLOPE)	 XXX%
PR. FENCE	 X
PR. ACCESS GATE	
PR. PANEL LIMITS	
PR. SOLAR MODULES	
PR. OVERHEAD ELECTRIC	 OH
PR. UNDERGROUND ELECTRIC	 MV
PR. PAD MOUNTED UTILITY CONNECTION	
PR. ACCESS ROAD	
PR. EQUIPMENT PAD	
PR. LANDSCAPE BUFFER	



APPLICANT	SOUTH HAVEN AFFORDABLE SOLAR, LLC
PIN #	80-17-014-021-00
ZONING JURISDICTION	SOUTH HAVEN TOWNSHIP
EXISTING USE	AGRICULTURAL LAND WITH ROW CROPS
PROPOSED USE	COMMERCIAL SOLAR ENERGY SYSTEM
TOTAL PARCEL AREA	54.8 ± AC
PRELIMINARY PROJECT AREA	16.3 ± AC
PRELIMINARY SOLAR AREA	13.3 ± AC
RIGHT OF WAY SETBACK	100'
PROPERTY LINE SETBACK	100'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY SOUTH HAVEN TOWNSHIP TO CONSTRUCT A SOLAR FARM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING VAN BUREN COUNTY GIS AND GOOGLE EARTH. ALL INFORMATION LISTED AS EX. IN THE LEGEND ARE FROM THE ALTA SURVEY PREPARED BY FARNSWORTH GROUP DATED 12/22/2023 UNLESS OTHERWISE SPECIFIED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 26159C0019D AND 26159C0038C) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. PHOTOVOLTAIC PANELS, INVERTERS, AND INTERCONNECTION EQUIPMENT LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT TO BE COMPLETED PER DRAWINGS BY ELECTRICAL AND STRUCTURAL ENGINEER.
5. ALL EXISTING ROADWAY SHOULDER AND DITCH SECTIONS SHALL REMAIN AS-IS AT A MINIMUM AS REQUIRED AS DETERMINED NECESSARY BY HEREIN AT THE ENTRANCE INSTALLATION LOCATION.
6. CONTRACTOR SHALL ENSURE ELEVATION PAD IS ELEVATED AT LEAST ONE FOOT ABOVE EXISTING GRADE AND CONFIRM ELEVATION WITH ENGINEER PRIOR TO POURING SLAB.
7. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
8. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
9. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILT-UP STRUCTURE OR EXISTING BUILDING THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
10. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
11. SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL, NO EXISTING WATER WELLS ARE WITHIN THE PROJECT AREA PER THE EOLE WATER WELL VIEWER ONLINE.
12. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. FINAL DESIGN WILL BE DETERMINED DURING FINAL ENGINEERING.
13. THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 12 FEET.
14. THERE SHALL BE NO EXTERIOR LIGHTING.
15. SETBACKS SHOWN ON THIS PLAN ARE BASED ON SOUTH HAVEN TOWNSHIP CODE OF ORDINANCES, ARTICLE VI, MEDIUM DENSITY RESIDENTIAL DISTRICT.
16. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
17. WETLANDS AND LINEAR FEATURES SHOWN ARE FROM LEVEL 1 WETLAND DELINEATION REPORT BY KIMLEY-HORN, DATED 02/16/2024.
18. ZONING DISTRICTS MENTIONED ON NEIGHBORING PROPERTIES AND THE PROJECT PROPERTY ARE FROM SOUTH HAVEN TWP. ZONING MAP LAST AMENDED 05/01/2023.
19. PARKING AREAS ARE NOT ANTICIPATED AS ON-SITE PERSONNEL FOR TYPICAL OPERATIONS IS NOT REQUIRED.

	A	LAYOUT REVISION	10/16/2024
	A	PLANTED SOLAR REVISION	10/01/2024
	A	SITE PLAN REVISION	07/02/2024
	A	PROJECT AREA REVISION	04/17/2024
	A	LAYOUT REVISION	04/08/2024
No.		REVISIONS	DATE



Kimley»Horn

© 2024 KIMLEY-HORN OF MICHIGAN, INC.
1000 TOWN CENTER, SUITE 1900
SOUTHFIELD, MI 48075 (313) 572-1560
WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	DESIGNED BY	AVT
268196015	03/28/2024	DRAWN BY	AVT
	SCALE AS SHOWN	CHECKED BY	KRKS

ZONING SITE PLAN

**SOUTH HAVEN
AFFORDABLE
SOLAR, LLC**
VAN BUREN COUNTY, MI

SHEET NUMBER

EX-1

WE BUILD.

PEARSON

www.pearsonconstruction.com

240 West Britain Avenue
Benton Harbor, Michigan 49022
t (269) 926-7281
f (269) 926-2657
d (269) 487-4102
bpearson@pearsonconstruction.com

South Haven Charter Township Hall
09761 Blue Star Memorial Hwy
South Haven, MI 49090

Attention: David Wiatrowski, Trustee
Email: bigboredave@yahoo.com

Gentlemen:

Please accept this letter to perform the following work at the township hall.

Remove and replace concrete at the Northeasterly entrance walk.

Area One: Outside aluminum entrance door remove and disposed of heaved/settled concrete sections. Area is approximately 6' x 18' in length. Concrete will have wire mesh reinforcing and will be doweled into adjacent existing concrete. Concrete will have a steel troweled finish and receive sealer.

Area Two: Remove and replace cracked concrete section located at corner of building adjacent to asphalt paving. Area is approximately 5' x 6' in size. Concrete will have wire mesh reinforcing and will be doweled into adjacent existing concrete. Concrete will have a steel troweled finish and receive sealer.

We will wire brush and paint the two adjacent steel bollards safety yellow.

Additionally, we will furnish and install a power door operator with 2 wireless actuators at the northeasterly entrance door. We have included \$750.00 as an allowance for installation of electrical work that will be required for the operator.

The cost for this work is the SUM of \$10,939.45.

Please note that we will not warranty the concrete surface from salt damage.

Please advise.

Sincerely,

Burton H Pearson II
President



Ross Stein <steins1983@gmail.com>

ADA Opener Quote

2 messages

DAVE WIATROWSKI <bigboredave@yahoo.com>

Mon, Oct 14, 2024 at 9:30 AM

To: Ross Stein <steins1983@gmail.com>

Ross,

I have attached the quote for the ADA Door Opener, controls and sidewalk retrofitting and repair.

I would like to get this signed and returned in order to get scheduled before cold weather.

Best,
DAVE

Dave Wiatrowski



ADA Door Opener and Control Pearson.pdf

347K

Steins <steins1983@gmail.com>

Mon, Oct 14, 2024 at 11:17 AM

To: DAVE WIATROWSKI <bigboredave@yahoo.com>

Hey Dave,

Let me run this by Brenda tomorrow.

Thanks,

Ross

[Quoted text hidden]



Installation Responsibilities

Steensma Responsibilities

Permits	<input checked="" type="checkbox"/>
Level Area for Generator	<input type="checkbox"/>
Concrete Base	<input checked="" type="checkbox"/>
Trenching	<input type="checkbox"/>
Scheduling of Inspection	<input checked="" type="checkbox"/>

Customer Responsibilities

Remove Landscaping	<input type="checkbox"/>
Level Area for Generator	<input type="checkbox"/>
Concrete Base	<input type="checkbox"/>
Trenching	<input type="checkbox"/>
Contact For propane installation	<input type="checkbox"/>

Special Notes:

Generator to be installed on the corner of the building as shown in the picture provided. Steensmas will have the asphalt cut and removed and pour a concrete base for the generator. Any additional protection posts if required to be done by others after the installation is completed as discussed at the onsite visit.

Steensmas will install the automatic transfer switch next to the electrical meter, provide and install all of the necessary conduit and wiring to restore power back to the building, you will be without power for about 3-4hrs during the installation. Steensma will provide and install all of the necessary conduit and wiring from the transfer switch, thru the building, out to the generator.

Steensmas will provide and install all of the necessary gas piping from the gas meter, thru the building, out to the generator.

The 30kw generator is designed to handle running all of the basics in the building during a power outage including AC depending on the electrical load of the building during the outage. Steensmas will install a smart management module on one of the AC units, load shed it, to avoid any possible overloads on the unit during the outage as discussed at the onsite visit.

All work to be done during normal business hours, Monday - Friday, 8am-5pm.

Proposal

J. ALLEN & COMPANY

Asphalt Paving

8288 E. Michigan

Galesburg, Michigan 49053

(269) 388-3000 Fax (269) 388-2305

jallenandco.com



No.

25077R

PROPOSAL SUBMITTED TO

South Haven Charter Township

PHONE

767-1078

DATE

10-25-2024

STREET

9908 I-196 BL

JOB NAME

Remove & Replace Lot

CITY, STATE AND ZIP CODE

South Haven, MI 49090

JOB LOCATION

South Haven, MI 49090

Scope of Work:

Base Bid -

- 1) Saw cut entries at roadways
- 2) Rotomill & remove existing asphalt
- 3) Fine grade & compact existing gravel subbase
- 4) Furnish & install an avg. thickness of 1-1/2" commercial base course & 1-1/2" commercial surface course asphalt
- 5) Stripe for parking

Cost: \$83,900

Alternate #1 -

- 1) Provide as above installing 2" commercial base course & 1-1/2" commercial surface course asphalt

Cost: \$91,700

Alternate #2 -

- 1) Provide as above installing 2-1/2" commercial base course asphalt & 1-1/2" commercial surface course asphalt

Cost: \$102,530

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Net 30 Days

dollars (\$ SEE ABOVE).

Payment to be made as follows:

All materials and workmanship are guaranteed for one year from date of installation. All work will be completed in a workman-like manner according to standard practices. Any alteration or deviation from the above specifications involving additional costs will be executed upon verbal or written authorization and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. The client agrees to cover all costs arising from any litigation, should it become necessary. Our workers are fully covered by Workman's Compensation Insurance. All down payments are non-refundable. New pavement is very tender for a period of months after installation. It will be very susceptible to power steering twists and tire indentations, especially during hot, dry, sunny hours. Caution should be taken to avoid sharp turning or turning wheels while not moving. Small objects with any weight placed on new pavement will tend to sink into the asphalt, i.e. kickstands, ladders and jacks. Please avoid these situations. Any lawn restoration is the responsibility of owner unless otherwise specified. Resurfacing over existing asphalt or concrete that have cracks will result in reflective cracking in new surface. If gravel base is found to be insufficient, there will be an additional cost to be negotiated with owner.

Note: This proposal may be withdrawn by us if not accepted within 30 days

Authorized Signature: Angela Kanga

NOTE: As liquid asphalt costs are subject to change, any cost increases or decreases will be determined by the differential in invoiced cost of materials from the supplier from date of bid to date of installation.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

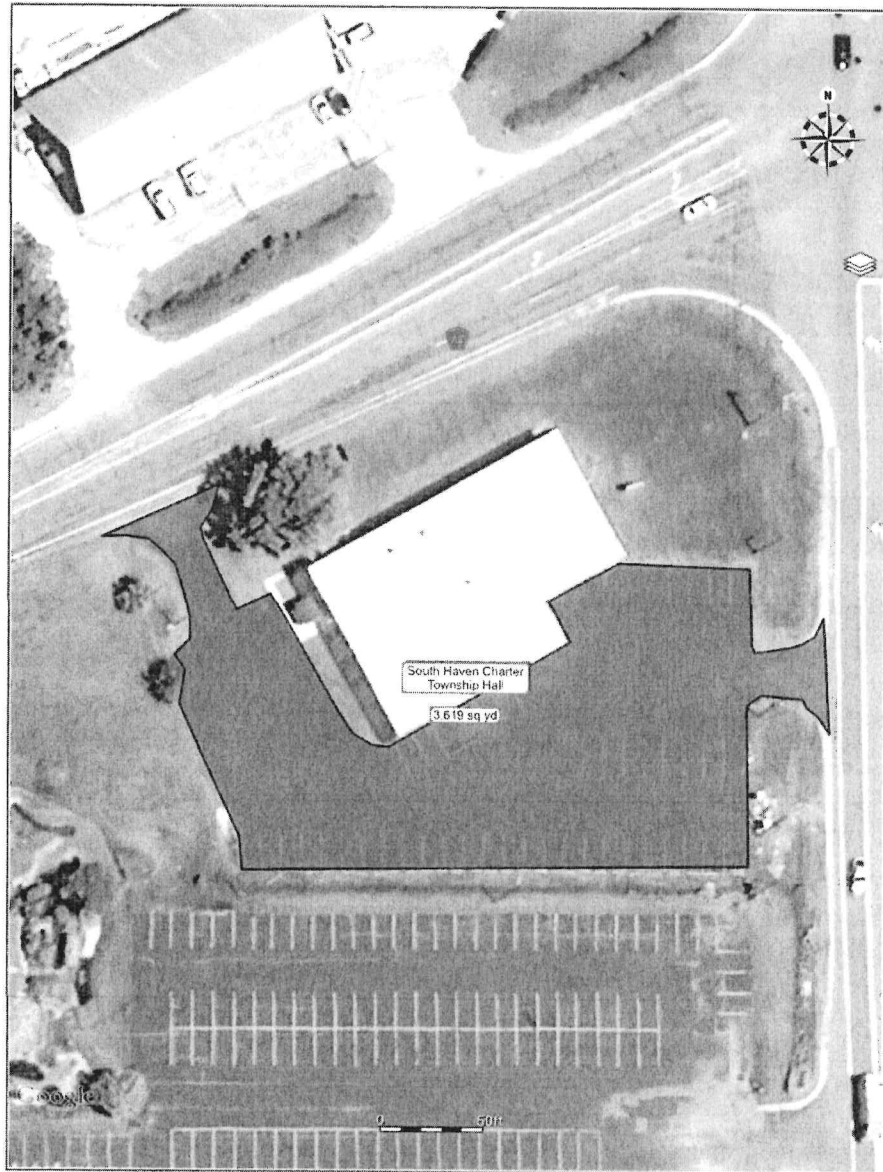
Signature: _____

South Haven Charter Township Hall

Generated by Wheel it Off on Oct 24, 2024 at 9:43:13 AM

PerimetroKey: 1,200 ft

Area: 3,619 sq yd



P.O. Box 301
Plainwell, MI 49080



"We're on top of things!"

(269) 685-7325
(855) 685-7325
Fax (269) 685-1122
Email: office@tustins.com

Estimate

Proposal Submitted To:

Phone:

Date:

Dave Wiatrowski

(269) 767-1078

10/18/2024

Company Information:

Job Location:

Contract Number:

South Haven Charter Township

South Haven Charter Township

C41467

09761 Blue Star Memorial

09761 Blue Star Memorial

South Haven, MI 49090

South Haven, MI 49090

We hereby submit specifications and estimates for the above-name jobs:

PATCH REPAIR:

Asphalt patch repair as follows: Infra-red thermal bond seamless patch repair of 5,088 sq.ft. of deteriorated asphalt.

106 - 6' X 8' and 0 - 4' X 6' areas

5,088 sq.ft. @ \$2.15 = \$10,940.00

PATCH REPAIR:

\$10,940.00

Estimate Total:

\$10,940.00

We Propose to complete the work in accordance with above specifications, for the sum of:

Ten thousand nine hundred forty and no hundredths

\$10,940.00

Payment to be made in CASH UPON COMPLETION OF WORK UNLESS OTHERWISE STATED BELOW

Please note that there will be a 3% convenience fee for credit card payments

All material is guaranteed to be as specified. All work to be completed in a workperson-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation Insurance.

Authorized
Signature:

Matthew E. Bogdan

Matthew E. Bogdan

This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Estimate

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Legal fees and court costs incurred in the collection of monies owed according to this contract will be borne by the customer.

Signature: _____



1240 South Crystal Avenue
Benton Harbor, MI 49022
Phone: (269) 927-1532 Fax: (269) 927-1547
Toll Free: (877) 880-2768

Celebrating 50 Great Years 1970-2020

Michigan City/Elkhart Office
(877) 880-2768

South Bend Office
(574) 233-1505

Website: arntasphalt.com
Rob@arntasphaltco.com

Customer: ATTN: Dave South Haven Township Hall 097Blue Star Hwy South Haven, MI 49090	Date: October 28, 2024 Job Name: Patching, Sealing and striping Location: Same
Phone: (269) 767-1078 Fax:	Email: david.wiatrowski@yahoo.com

Remove and replace to 3 " depth, Pave in 2 layers: 1 ½" average of base and 1 ½" average of surface.

1. Drive entrances M-140 364 sq. ft. Blue Star Hwy 2,140 sq.ft. **COST: \$10,800.00**
Yellow on Map
2. Patching 4 areas. 14x36, 15x24, 12x18, 24x42 sq.ft. **COST: \$ 9,450.00**
Blue on Map
3. West parking lot 5,607 sq. ft. **COST: \$ 22,950.00**
Green on Map
4. Clean entire area to be sealed of dirt and debris. Apply 2 coats of **STAR-SEAL®** pavement sealer with (2) lbs. of sand and (2) % latex per gallon added. (Approx. 34,160 sq. ft.) **COST: \$ 5,400.00**
5. Repaint parking lot striping and stencils with traffic paint, as it now exists. **COST: \$ 600.00**

No Guarantee On Seal Coating Application After October 1ST. No Guarantee on Standing Water. No Guarantee on Seal Coating Adhering to Asphalt that Remains Shaded Underneath Trees.

ARNT ASPHALT SEALING, INC. WILL MAKE EVERY EFFORT TO MATCH ANY QUALIFIED COMPETITOR'S PRICE!

PAYMENT TERMS: 25% DOWN WITH SIGNED PROPOSAL – BALANCE DUE 10 DAYS FROM INVOICE DATE

There shall be a one (1) year guarantee on the material and all workmanship, except that as applied to cracks. The guarantee shall be limited to the replacement of the material and application of the same. Any alterations or deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized **Rob Ickes (269)208-2059**

Signature _____

Note: This proposal may be withdrawn by us if not accepted within 10 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Legal fees and court costs incurred in the collection of monies according to this contract will be borne by the customer.

1 ½% interest will be charged on past due accounts over 30 days from date of billing – NO EXEMPTIONS. This is an ANNUAL PERCENTAGE RATE OF 18%.

Signature _____

Date of Acceptance: _____

Signature _____

Michigan Township Services - Allegan, Inc.

111 Grand Street

(269) 673-3239 fax: (269)673-9583

Permits Issued For SOUTH HAVEN TOWNSHIP

Building

Date	Permit #	Site Address	Construction Cost	Permit Cost	Owner	Type Of Construction
10/2/2024	SHB24073	77536 Grand Blvd	\$150,000.00	\$590.00	Heisel	New Single Family Res
10/2/2024	SHB24074	12579 M-140 Hwy		\$75.00	Tragna Realty	Demo 2 Small Additions
10/8/2024	SHB24075	14521 76th St	\$59,000.00	\$206.00	Jensen	Deck & Lean-to
10/17/2024	SHB24077	77376 Pinewood Ln	\$75,000.00	\$365.00	VanGorp	Wdws/2nd Flr Bth/Mech Rm
10/22/2024	SHB24079	11565 Bluestar Hwy	\$250,000.00	\$890.00	Nulty	Duplex Barndo
10/22/2024	SHB24080	72710 12th Ave	\$60,000.00	\$320.00	Bolden	Manufactured Home
10/24/2024	SHB24081	70686 16th St	\$111,426.22	\$473.00	Ellison	Addition
10/24/2024	SHB24082	72727 C. R. 380	\$25,832.00	\$218.00	Davis	Accessory Building
Building Totals			\$731,258.22	\$3,137.00		

Electrical

Date	Permit #	Site Address	Construction Cost	Permit Cost	Owner	Type Of Construction
10/2/2024	SHE24071	77536 Grand Blvd		\$240.00	Heisel	New Single Family Res
10/7/2024	SHE24072	73561 Chambers St lot 41		\$110.00	Golds	
10/10/2024	SHE24073	19242 76th St		\$160.00	Verizon	
10/16/2024	SHE24074	77376 Pinewood Ln		\$285.00	VanGorp	Wdws/2nd Flr Bth/Mech Rm
10/16/2024	SHE24075	12519 M-140 Hwy		\$430.00	12519 M-140 Hwy L	Change of Use
10/16/2024	SHE24076	73333 12th Ave		\$180.00	Mallec	Mftd Home w/ Att Garage
10/16/2024	SHE24077	71054 8th Ave		\$141.00	Novotny	Accessory Building
Electrical Totals				\$1,546.00		

Mechanical

Date	Permit #	Site Address	Construction Cost	Permit Cost	Owner	Type Of Construction
10/2/2024	SHM24061	77536 Grand Blvd		\$215.00	Heisel	New Single Family Res
10/3/2024	SHM24062	04790 Beechwood Ln		\$130.00	Morgan	
10/3/2024	SHM24063	15414 77th St		\$140.00	Manning	
10/7/2024	SHM24064	16610 77th St		\$110.00	Peters	Demo / New Residence
10/10/2024	SHM24065	06321 Bluestar Hwy		\$170.00	Peace Lutheran Ch	
10/16/2024	SHM24066	05238 Parkview Ln		\$130.00	West	
10/18/2024	SHM24067	72440 8th Ave		\$115.00	Reel	
10/25/2024	SHM24068	16733 77th St		\$115.00	Erikson	
10/25/2024	SHM24069	74664 C. R. 380		\$110.00	Solis	Manufactured Home Set
Mechanical Totals				\$1,235.00		
Mechanical Totals			\$731,258.22	\$5,918.00	\$591.80	

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday November 6, 2024

DRAFT

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present
Kiry – present
Odland - present
Meyer – absent
Poole – present
Dibble – absent
Nicol – present
Excused absence Dibble and Meyer

Smalley, Zoning Administrator
Applicants- hotel and solar farm
audience members

3) Approval of the Agenda

Motion by Tippman to approve the agenda as written, second by Kiry, 5-0 yes, motion passed.

4) Approval of the Minutes

Motion by Poole to approve the minutes of October 2, 2024 as presented, second by Nicol, 5-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence

letter by Betty Johnson and Eldridge Tincher, Faye Ct, concerns regarding solar farm.

7) Public Hearing - none

8) New Business –

- a. 2025 Calendar – 1st Wed of each month, 7pm. No January meeting, falls on Jan 1.
Motion by Tippman to approve the 2025 Calendar, second by Nicol, 5-0 yes, motion passed.
- b. No other new business

9) Unfinished Business

- a. Springer Appliance, 19883 Blue Star Hwy, rebuild extension.
The applicant was not in attendance. Previous rebuild extensions were March 7, 2018, for 1 year and Nov 6 2019, for 2 years. Extension request is a year expired and the

owner was absent for two meeting to discuss. Discussion: been 8 years since fire, 2 extensions and 2 more extension requests without applicant. Extension should not be granted and the owner will need to go through site plan review process; RCO allowed retail with special use permit.

Motion by Kiry to extend the request another year, was not a second. Motion failed.

Motion by Nicol to not grant the rebuild extension, the owner to go through site plan review process when ready to build, second by Poole, 5-0 yes, motion passed.

- b. Continue Site Plan Review, proposed new hotel, 71751 Phoenix (CR 388), 80-17-012-047-01, approx. 14 acres, proposed 100 rooms.

Smalley briefly went over the project; 14 acre property, the hotel will take up approx. 3 acres. This project will have shared access from Phoenix with the property to the east (per City request, access management).

Brian Biskner, Umlor Group and Sly Sandiha were present. Townhouse Suites are designed for extended stay, kitchenettes. There is not a hotel like this in the area. The hotel is set back in the property due to natural drain area; there is not a plan to develop in the front of hotel. There will be utility stunned in to rear of hotel for possible future development, but nothing planned. Per stated earlier, there will be a shared access and utility easement(s) with property to the west (80-17-011-029-25); directly across from Veterans Blvd.

Public comments:

Walter Glogowski, Compton Dr: what type of lighting will be used? Brian Biskner stated, the lighting will be per dark sky suggestion, shine down and not extend over property line.

22.06 Site Plan Review Fact of Finding

1. Surface Water Drainage: applicant worked with VBCO Drain Commission; protecting natural drain/flow areas; vegetated swale/retention areas; site plan conforms
2. Drives, Parking and Circulation: parking exceeds the requirement; The City of South Haven is approving body for the driveway/access easement; site plan conforms
3. Roads, Utility Service and Infrastructure: easements and driveways wide enough for utilities; wires will be underground; site plan conforms
4. Signs and Lighting: main sign will be shared with neighbor to west; other signs on the building meet ordinance regs; lighting is down shielded using dark sky suggestions; site plan conforms
5. Screening and Buffering: tree screening north east corner to screen adjacent property; tree screening on east side along hotel site to screen future apartment project; other areas will not be developed and left natural; site plan conforms

No further discussion.

Motion by Tippman to approve the site plan with condition: obtain all required federal, state, county, local permits prior to construction starting, second by Poole. No discussion. Roll call vote: Poole,-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes. 5-0 yes, motion passed.

c. Revised site plan, SolAmerica, Solar Farm, 73rd St/M-43

3 presenters for a short power point.

Dana Burd, South Haven electric utility, the solar will help to continue reliable electric to the area, SH is 1 of 40 municipal owned power utilities, also supported by Michigan Public Power Agency (MPPA). SH power will be the sole customer for the solar. Per the State Energy Act, the percentage for renewable energy goes up every 5 or so years.

Steve Donkersloot (MPPA) explained what MPPA is, est 1978 with 22 members to help municipal electric utilities access power. Provide power supply expertise, services and recommendations. Solar project is per a grant, SolAmerica the developer. This project is projected 25 years

Tony Yonnone, SolAmerica, developed over 100 projects in 15 states, mission is to help America achieve energy independence. Panels are American made. Went over the revised site plan; decreased the footprint from 29.4 acres to 16.3 acres; permanent vegetation will be established prior to construction; racking was changed to Single Axis Trackers (panels do not move/rotate with the sun). Max of 44db at the property line. Panels will be 600ft away from south property line.

Correspondence letter read, and went over the concerns

Public comments:

Walter Glogowski, Compton Dr, handed out a letter regarding the other solar projects in the state and how many homes are effected. 10 projects the highest number of homes is 8. This project effects 60+ homes.

Mary Ann Glogowski, Compton Dr, researched property values will decrease, someone should fund the difference when home sells; solar panels create a heat island and created heat harmful to wildlife, dry soil.

Dave Trinka, Faye Ct, asked if the project was on 1 or 2 parcels, and could expand. Tony, SolAmerica responded, only 1 parcel and this is the max usage for property, will not expand.

Mrs. Trinka, Faye Ct, How will this benefit the Township? How much reduction in bill will there be? Chris May, DPW explained; there is not a specific number, costs for Everything go up, this will help maintain fee and not increase.

Jim Horan, 6th Ave, property is MDR and will loose millions for not hooking to water/ Sewer. The City owns property on 12th Ave the project could go there.

Kate Hosier, City of South Haven Manager, welcomed the audience to attend any City (DPW) meeting to learn more about the electric process.

Commission Comments:

Tippman – site plan packet was good, lots of information

Kiry – no comment

Grant – no comment

Odland – no comment

Poole – hears the audience concerns, we use the Township standards for review process.

Special Use, Section 15.28, Solar Farm and Solar Energy Systems

Property zoned MDR.

Requirements A-P

#B. no water is needed for this project

#D. panels on plan 4feet in height

Comply with all standards

Section 15.06 Standards and finding for determination

- A. Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.
Zoned MDR, allowed with special use, comply with standards, 15.28
- 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.
Resign site plan, condense to 16ac, reduced height, moved farther from neighborhood.
Remaining land will be farmed.
- 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.
Electric is public utility. Storm water will be retained, no refuse, low traffic in the site
- D. Will not be hazardous or disturbing to existing or future neighboring uses.
Noise was reduced, 44db at property line
- E. Will not create excessive additional requirements at public cost for public facilities, utilities and services.
No, project is for municipal electric

Site Plan Review 22.06, Criteria for Site Plan Review

- 1. SURFACE WATER DRAINAGE: yes, worked with drain commission, low impact site will have stabilized vegetation
- 2. DRIVES, PARKING AND CIRCULATION: drives and circulation on plan and ok by fire department and road commission; no parking area
- 3. ROADS, UTILITY SERVICE AND INFRASTRUCTURE: 2 driveways off 73rd St, only electric, infrastructure solar panels
- 4. SIGNS AND LIGHTING: no signs, no lighting
- 5. SCREENING AND BUFFERING: plan shows additional screening (trees), panels moved 600+ feet away from neighborhood to south. There will be a fence around panels.

Motion by Poole to recommend approval of the site plan and special use to the Township Board with condition: obtain all required federal, state, county, local permits. Second by Nicol. No discussion.
Roll call vote: Poole,-Yes; Tippman-No; Odland-Yes; Nicol-Yes; Kiry-Yes. 4-1 yes, motion passed.

10) Staff & Subcommittee report

ZBA report- no report

Board report – refer to Board minutes

Zoning report – possible Stash Ventures public hearing Dec meeting.

11) Commissioner Comments and Public Comment

Poole stated he went through the Citizen Planner course and highly recommends for all members to do.

12) Adjournment

at 9:15 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary



Van Buren Conservation District

October 2024 Program Update

Submitted by Emily Hickmott, Executive Director

As we enjoy Fall, we have wrapped up recycling collection events and are reminding folks that year-round opportunities are available! We are also working on next year's Food, Farm, & Fun Guide, and we'd love it if you'd help us find great businesses in Van Buren County to include. We will have tax bill inserts to you by the requested date as well. Please feel free to reach out to us anytime with questions and concerns. Conservation is work done best with partners. Thank you for being one of them!

Recycling Collections: One-day collections have finished up for 2024! We look forward to sharing total impact numbers with you in next month's report. In the meantime, several recycling opportunities continue. These services are available at no direct cost to all Van Buren County residents and landowners. Services made available through EGLE grants, VBCD Operations millage, Van Buren County funds, and municipal contributions.

- **Electronic recycling** | Available year-round at:
 - Community Thrift Shop | 1000 E Michigan Ave., Paw Paw | Call 269-657-4186 for hours
 - Senior Services of Van Buren County | 8337 M-140, South Haven | Call 269-468-9476 for hours
- **Year-round tire recycling** | Available May - October at:
 - Columbia Township Transfer Station | 18868 52 ½ St., Grand Junction | Saturdays and 1st Sundays 9:00 AM - 5:00 PM
 - Cover Township Transfer Station | 1 ¼ miles west of M-140 on 34th Ave. | Saturdays 9:00 AM - 4:00 PM
 - Village of Decatur | coming in 2025!
- **Battery recycling** | Available year-round at:
 - Hartford Public Library
 - Paw Paw Public Library
 - South Haven Senior Services Center
 - Van Buren Conservation District Office
 - Van Buren District Library Branches: Antwerp Sunshine, Bangor, Covert, Lawrence, Webster Memorial (Decatur)

Food, Farm, Fun Guide Advertising Due January 15: We work with you but also our farms, food and drink producers, and plant nurseries and florists. The folks who work with and steward our shared natural resources every day. We promote these awesome folks with our Guide and marketing. Local conservation done by supporting our farmers, bolstering our local food system, and promoting business working with our land and water. The bonus is we're not push-y, the profits are for our advertisers and not in selling ads. The Guide also promotes our county's public green spaces, museums, festivals, and non-profits working in natural resources.

How you can help:

- Share this information!
- Print and hang our flier (see attached)
- See or share the Food, Farm, & Fun Guide for yourself:

1035 E. Michigan Avenue, Paw Paw, Michigan 49079
269.657.4030 x5 ♦ www.VanBurenCD.org ♦ info@vanburencd.org



Van Buren Conservation District October 2024 Program Update

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- Food, Farm, & Fun Guide (webpage and digital booklet): VanBurenCD.org/food-farm-fun
- Advertising information: VanBurenCD.org/2025-fffg-advertise

Technical Assistance to Help Address Wastewater Challenges: Many rural, small, and Tribal systems face unique financial and operational challenges, including aging infrastructure, workforce shortages, increasing costs, and declining rate bases. EPA's grant funding will be used to assess the most pressing water challenges in communities, provide training on water infrastructure and management best practices, help communities navigate the federal funding application process, and strategically invest in reliable infrastructure solutions.

EPA is accepting applications until November 25, 2024. Information about how to apply is available on our Training and Technical Assistance Program for Rural, Small, and Tribal Wastewater Systems [webpage](#).

EPA Announcement – Final Rule on Lead Pipe Replacement and Available Funding: The Biden-Harris Administration issued a final rule requiring drinking water systems across the country to identify and replace lead pipes within 10 years. The Environmental Protection Agency (EPA) has several funding sources for complying with this final rule.

Learn more about the final rule, grants, funding, and projects here:

<https://www.epa.gov/newsreleases/biden-harris-administration-issues-final-rule-requiring-replacement-lead-pipes-7>

Program Updates:

- **Ag Conservation/Water Quality Projects** (*Erin Fuller, Colleen Forestieri, Carlie Southland*) – In September, the Ag and Water Quality team coordinated our annual aerial fly-on cover crop co-op. Over 3,400 acres of cover crops were planted in two days with this method.
- **SWxSW Corner CISMA (Cooperative Invasive Species Management Area) Team** (*Abbie Bristol, Alex Florian, Jena Johnson*) – The Strike Team worked at record pace to manage the Phragmites and Japanese knotweed along Van Buren County rights-of-way. Strike Team crew member, Cole Lambrix, moved on to his next position with Pizzo Native Plant Nursery. We wrote and completed our fourth GLRI proposal for invasive species management for partners. High-priority invasive species were managed and surveyed in partnership with EGLE and DNR.
- **Michigan Agriculture Environmental Assurance Program (MAEAP)** (*Kyle Mead*) – September was a busy month for the specialist in regards to covering Cass County in the absence of a technician for that county. All of these Cass County farms will be reverifications for MAEAP and the specialist. Although, it is the first time working with them for the Van Buren specialist aside from the one in Edwardsburg which will be a new three-system verification when they are ready. The plan for the new fiscal year is to split Cass County into three parts to be split between Cass, St Joseph, and Van Buren Counties to provide coverage. The Van Buren specialist has already developed a map that the other technicians and the MAEAP Verifier agree works and everyone seems happy with. For FY24 end,

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the specialist is happy with his final numbers. Reverifications have been hard to get done lately because many of those farmers need to make changes before Verification can be completed. The specialist is already scheduling assessments and Verifications for FY25.

- **National Association of Conservation Districts (NRCS) Technical Assistance** (*Lucas Hartman, Gabriel Francisco*) – This month, we had our 2nd annual “Grazing Workshop” at the Farm Research Cooperative in Bloomingdale. An excellent time was had by around 80 guests and a further 10 staff members of the VBCD. The highlight of the day wasn’t the speakers, although they were all great as well, but it was the lunch. Around 80% of the lunch served was grown within Van Buren County. Link to Article on Grazing Workshop from the Farmers Exchange Further highlights of the month include finishing up our 2024 Conservation Stewardship Program (CSP) fillings, and getting prepped and ready for the next fiscal year and all the new practices and funding that will be coming with it.
- **Outreach** (*Jacob Diljak*) – We were out in the community this month attending public events and holding the Paw Paw River Cleanup. We cleared over 5 miles of river of trash! Check out the photos to see what the VBCD did for the community this month!
- **Resource Recovery & Recycling** (*Kalli Marshall, Jacob Diljak*) – September begins our wrap up of the collection season. We visited Columbia Township for a passenger & semi tire and electronic collection to start the month. After that, grant prep and reporting started to occupy our minds as we barrel towards the end of the fiscal year. We are excited to be wrapping up a few of the recycling infrastructure projects at transfer stations within the next month and see others taking shape.