

South Haven Charter Township
09761 Blue Star Hwy, South Haven
Special Planning Commission
December 17, 2024 at 7:00PM
Agenda

Regular Dec 4th meeting is cancelled

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – November 6, 2024

Public Comments on Non-Agenda Items

Public Hearing

Proposed text amendments to the zoning ordinance:

1. amend Sect 11 CSC (Community Service Commercial) to add Multi-family dwelling unit buildings as a Special Use and
2. amend height to not exceed 55 feet.

New Business

- a. Discuss/decide text amendments
- b. Review audit of the zoning ordinance, Williams and Works, Brad Kotrba
- c. 2024 PC year report
- d. Any other business that may come before the commission

Unfinished Business

- a. Any other business that may come before the commission

Staff & Subcommittee Reports/Discussion

- a. Township Board
- b. Zoning Board of Appeals
- c. Zoning Administrator

Public Comment

Commissioner Comments

Adjournment

Reminder: no January 2025 meeting

**SOUTH HAVEN CHARTER TOWNSHIP
VAN BUREN COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Planning Commission of South Haven Charter Township will conduct a public hearing and a special meeting to follow concerning the following matters on Tuesday, December 17, 2024 7:00 p.m. at the South Haven Township Hall, 09761 Blue Star Hwy, South Haven MI 49090.

PLEASE TAKE NOTICE that the item to be considered at said public hearing include the following:

1. Proposed text amendments to the zoning ordinance: amend Sect 11 CSC (Community Service Commercial) to add Multi-family dwelling unit buildings as a Special Use and amend height to not exceed 55 feet.
2. Any other business that may come before the Planning Commission

PLEASE TAKE FURTHER NOTICE that the proposed text can be reviewed at the Township Hall during the zoning administrator hours Tues's 9-12p and Thurs's 1:30-4p or call 269-637-3305 / 1-800-626-5964 and the information can be emailed shtwp.zoninga@gmail.com . Written comment may also be submitted to the zoning administrator.

PLEASE TAKE FURTHER NOTICE that written comments may be submitted to the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail at the address set forth below, up to the date of the hearing and will also be accepted by the Planning Commission at the hearing.

South Haven Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the South Haven Charter Township Clerk.

South Haven Charter Township Hall
Brenda Bertorelli, Clerk
09761 Blue Star Highway
South Haven, MI 49090
269-637-3305

ARTICLE XI

CSC COMMUNITY SERVICE COMMERCIAL DISTRICT

SECTION 11.01 PURPOSE

This district is intended to provide areas where retail trades and service outlets can be located that are convenient to the residents of several neighborhoods and where the owners, employees, guests and customers of office, other commercial, industrial and agricultural uses and activities in the Township and adjacent communities.

SECTION 11.02 USES PERMITTED BY RIGHT

Including normally accepted accessory uses so long as there is a principle use on the property.

- A. Art and merchandise studio
- B. Auto parts store
- C. Automobile service station
- D. Bakery
- E. Barber and beauty shop
- F. Bicycle store
- G. Book and stationary store
- H. Bowling alley, pool hall, and mechanical amusement center
- I. Brew-pub
- J. Building material store
- K. Car wash
- L. Clothing store
- L. Commercial garage
- M. Commercial, private business school
- N. Delicatessen
- O. Drive-in business
- P. Drive-in restaurant
- Q. Drug store
- R. Dry cleaning and laundry
- S. Educational and social institutions
- T. Farm implement and supply store
- U. Fast food restaurant
- V. Funeral home
- W. Furniture store
- X. Garden store
- Y. Gift shop
- Z. Golf driving range
- AA. Greenhouse and nursery, retail only
- BB. Hardware and paint
- CC. Household appliance store
- DD. Ice cream store
- EE. Indoor kennel

- FF. Interior decorating shop
- GG. Jewelry store
- HH. Medical and dental offices in complexes which may include:
 - Garment and prosthetic appliance stores
 - Medical, dental and optical laboratories
 - Pharmacies
- II. Micro-brewery
- JJ. Miniature golf course
- KK. Mini-warehouses/mini-storage
- LL. Mortuary
- MM. Motel and hotel
- NN. Music store
- OO. New and used automobiles, motorcycles, boats, campers, recreational vehicles and trailers
- PP. New and used mobile homes
- QQ. Novelty store
- RR. Office supply store
- SS. Offices for:
 - Finance
 - Insurance
 - Real estate
 - Licensed professionals
- TT. Pet shop
- UU. Photographic studio
- VV. Printing and publishing establishment
- WW. Professional health care services
- XX. Public buildings
- YY. Public schools
- ZZ. Public service installations and utilities
- AAA. Religious institutions
- BBB. Restaurant
- CCC. Second-hand store with no outside storage
- DDD. Service and repair shop
- EEE. Shoe repair shop
- FFF. Sporting goods store
- GGG. Tailor and dressmaker shop
- HHH. Temporary buildings
- III. Temporary and transient amusements
- JJJ. Theater, indoor and outdoor
- KKK. Toy store
- LLL. Variety store
- MMM. Veterinary clinic and hospital
- NNN. Warehouses
- OOO. Miscellaneous:
 - Business management consultant
 - Business service store

- Consumer credit reporting agency
Mailing and stenographic services
QQQ. Normal accessory uses to the above uses and buildings provided a principle permitted building is present.

SECTION 11.03 PERMITTED SPECIAL USES WITH CONDITIONS

All the following uses are subject to review by the Planning Commission and approval by the Township Board and shall be in compliance with the conditions listed in this chapter and in Article XXII Site Plan Review, as well as Article XV Special Uses.

- A. Planning Shopping Centers for collective grouping of two (2) or more principal permitted uses.
- B. Retail store including the on-site manufacture of product(s)
- C. Private schools & educational institutions
- D. Parks & recreation areas
- E. Single family dwelling on the same parcel as a business
- F. Boarding House, Dormitory
- G. Communications towers
- H. Accessory Impound Yards
- I. Fraternal organizations
- J. ~~Home business-Reserved (10-2023)~~
- K. Parks, playgrounds & recreation areas (public & non-profit)
- L. Race tracks (including midget auto, karting, horse, and snow mobile)
- M. Recreation & sports buildings
- N. Sports facilities, public & private, including golf courses, ball fields, courts & diamonds
- O. Temporary transient amusement enterprises
- P. Transitional parole housing, halfway house, substance abuse treatment & rehabilitation service or similar social institution.
- Q. Hospitals, clinics, sanitariums, convalescent homes, state licensed residential care facilities for more than 6 persons, and similar structures designed for human care.
- R. Solar Farms and Solar Energy Systems for Commercial Use
- S. Multi-Family Dwelling Unit Buildings

SECTION 11.04 DIMENSIONAL REQUIREMENTS

(chart amended 10-2023)

Minimum Lot Area With public sewer and water Without public sewer and water	10,000 square feet 1 acre
Minimum Lot Width M-43, M-140, or Phoenix (CR388) M-43, M-140, or Phoenix (CR 388) - frontage access road or service drive per 18.26 All other roads	330 feet 66 feet, with public water and sewer 150 feet, without public water and sewer 80 feet, with public water and sewer 150 feet, without public water and sewer
Minimum Front Yard M-43, M-140, Phoenix (CR 388) Blue Star Hwy, Ruggles Road all other roads	50 feet from the right-of-way line 110 feet from centerline 35 feet from the right-of-way line
Minimum Side Yards	10 feet min for one side and a total of 25 feet for both sides 15 feet each side, accessory buildings
Minimum Rear Yard	50 feet 15 feet, accessory building Corner lots do not have rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area	680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Height Limit All structures are subject to Article XIVA Airport Overlay Zone	Residential 35 feet 55 feet maximum height measured from average grade to highest peak for hotels, non-residential buildings and multi-family dwelling unit buildings with 26 foot wide setbacks on all sides with ground preparation to support 75,000 pound fire apparatus Residential and Non-Residential accessory buildings 35 feet
Maximum Lot Coverage	75%

SECTION 11.05 LOCATION AND SITE DEVELOPMENT REQUIREMENTS

- A. All sites shall have at least one property line abutting either:
 - 1. a major road or highway arterial as defined in the Master Plan and from which the site has vehicular access via a driveway or an access road, or
 - 2. an approved private road connecting to a major road or highway arterial.
- B. All vehicular ingress and egress shall be from either:
 - 1. an acceleration and deceleration land to an access road in accordance with Section 18.26, or
 - 2. an approve private road connecting to a major road or highway arterial.
- C. Storage of goods, materials, trash or garbage is not permitted outside of a building, except as provided in Section 18.15C and 18.23.

2024 Planning Commission Yearly Report

Jan 2024

Public Hearing, 2 applicants

1. Applicant/Owner, M140 South Haven LLC of Grand Rapids MI has petitioned for a Special Use permit for Marihuana Business Establishment at 11637 M140 Hwy (80-17-015-010-10). – 6-1yes vote.
2. Applicant, Andrew Newell of South Haven MI, owner Hamp LLC of South Haven MI has petitioned for a Special Use permit for Marihuana Business Establishment at 10010 Blue Star Hwy (80-17-015-102-20). – 7-0yes vote

Dark Sky presentation, Maureen Lewandowski

Feb 2024

Discussed text amendment Cell tower; not listed as allowed in the MDR; decided to contact Twp attorney regarding amending ordinance to add this use in MDR.

Mar 2024

Public Hearing , 2 items

1. Review final draft Master Plan Update for adoption. - 6-0yes vote
2. Proposed text amendments to the zoning ordinance: add a definition for Communications Towers; add Communications Towers as a special land use in the MDR District; and rename 15.33 Electronic receiving, transmitting and relay facilities to Communications Towers. - 6-0yes vote

April 2024

Public Hearing

Applicant/owner, 20th Ave South Haven LLC of McLean VA has petitioned for a Special Use permit for a Communication Tower at 19220 76th Street (80-17-028-051-00). – 5-0yes vote

May 2024

Public Hearing

Judy Norman of South Haven MI has petitioned for Special Use Permit to open a state licensed residential care more than 6 persons (Group Child Care Home 7-12) at 70762 M-43 Hwy, 80-17-024-063-00. - 6-0yes vote

June 2024

Public Hearing

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, 32 ac developed) at V/L 73rd St (corner M-43&73rd St) 80-17-014-021-00. 2-5vote, motion failed.

July 2024

No meeting

Aug 2024

Public Hearing

1. Owner, James Bard of Fulton MI and Applicant Wallick (Graham Welling) of New Albany OH have petitioned for a Preliminary PUD (Planned Unit Development) review to rezone the property and construct 52 dwelling units (3-16 units and 1-4 unit apartments) at V/L (*approx. 09000*) 73rd Ave 80-17-014-039-20/25/30-00; approx. 13 acres. Approval of Prelim with conditions.
2. Owner Nancy Cain of South Haven and Applicant, 152nd Farm LLC (Matthew Bakker) of Holland MI have petitioned for a Rezoning, VL (*approx. 04500*) 73 ½ St 80-17-011-001-01. Current zone Highway Service Commercial (HSC), rezone request is to Community Service Commercial (CSC) {for proposed warehouse/office for Landscape Maintenance Operations}; approx. 3 acres.
Vote 5-2yes

Sept 2024

Public Hearing

Owner Benjamin and Jacquelyn Stegman of South Haven MI have petitioned for a Rezoning at 01821 73rd Street 80-17-002-056-10. Current zoning MDR (Medium Density Residential), rezone request is to Community Service Commercial (CSC); approx. 2.9 acres. Vote 7-0yes

Oct 2024

Public Hearing

Preliminary Site Plan Review, special land use marihuana business establishment, Stash Ventures, 13537 M140 Hwy, 80-17-022-040-00. Approx 6.5 acres, proposed building size approx. 4500sqft. Prelim approval with conditions.

1. Site Plan Review, proposed new hotel, 71751 Phoenix (CR 388) 80-17-012-047-01, approx. 14 acres, proposed approx. 100 rooms. Applicants no in attendance, postponed review.

Nov 2024

- a. Springer Appliance, 19883 Blue Star, rebuild extension request. Vote 5-0 not to extend.
- b. Continue -Site Plan Review, proposed new hotel, 71751 Phoenix (CR 388) 80-17-012-047-01, approx. 14 acres, proposed approx. 100 rooms. Vote 5-0yes
- c. Revised site plan, SolAmerica, Solar Farm, 73rd St/M-43. Vote 4-1yes

Dec 2024

Review audit for Zoning Ordinance, ordinance update kickoff
Text amend CSC to allow Multi-family units