

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

Regular Dec 4<sup>th</sup> 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  
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 – 1<sup>st</sup> 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, 73<sup>rd</sup> 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 Trink, 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. Trink, 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, 6<sup>th</sup> Ave, property is MDR and will loose millions for not hooking to water/ Sewer. The City owns property on 12<sup>th</sup> 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 73<sup>rd</sup> 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*

**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](mailto: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, 20<sup>th</sup> Ave South Haven LLC of McLean VA has petitioned for a Special Use permit for a Communication Tower at 19220 76<sup>th</sup> 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 73<sup>rd</sup> St (corner M-43&73<sup>rd</sup> 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*) 73<sup>rd</sup> 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, 152<sup>nd</sup> 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, 73<sup>rd</sup> St/M-43. Vote 4-1yes

## **Dec 2024**

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

**SOUTH HAVEN CHARTER TOWNSHIP**  
**Draft MINUTES OF REGULAR MEETING**  
**WEDNESDAY, NOVEMBER 13, 2024**

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

**Absent:** Wiatrowski

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

**Motion by DeGrandchamp**, supported by Lewandowski, to approve the Minutes of the October 9<sup>th</sup> Regular Meeting as presented. All voted in favor. Motion carried.

**A copy** of an updated contract with our assessor was presented for everyone to take home and review.

**Sgt. Carlotto** was in attendance to report for SHPD. Chief Brandon Hinz reported for SHAES. Mr. Quinn, a resident from 73.5 Street gave an update about arsenic in their wells.

**Motion by DeGrandchamp**, supported by Fisher, to approve the Agenda. All voted in favor. Motion carried.

**Motion by Lewandowski**, supported by Fisher, to adopt Resolution 24-26 Adopting Ordinance #164 rezoning property on 73.5 Street. All voted in favor by roll call vote. Motion carried.

**Motion by Lewandowski**, supported by Kiry, to adoption Resolution 24-27 Adopting Ordinance #165 rezoning property on 73<sup>rd</sup> Street. All voted in favor by roll call vote. Motion carried.

**Motion by DeGrandchamp**, supported Fisher, to open the Public Hearing for the Applewood Special Assessment District. All voted in favor. Motion carried.

Jim Horan 73140 6<sup>th</sup> Avenue, wants the assessment to be for 10 years, wants Cider Court to become a county road after the improvements.

W.C. Askew called the Road Commission and said the Road Commission will not take over that road.

Tim Cagle 73195 Cider Ct said that residents believed the Road Commission would take over the road when completed.

W.C. Askew once again called the Road Commission, Jim Horan spoke with them and they will meet and go over specs to consider taking over the road.

Unless the Road Commission will take over the road the residents who petitioned for the special assessment are no longer interested in getting the repairs completed.

**Motion by DeGrandchamp**, supported by Fisher, to close the Public Hearing. All voted in favor. Motion carried.

**Motion by Lewandowski**, supported by DeGrandchamp, to postpone voting on the Resolution to move forward with a special assessment district. All voted in favor by roll call vote. Motion carried.

**Motion by Fisher**, supported by Kiry, to approve Elevate Landscaping's bid for snow removal. All voted in favor. Motion carried.

**Motion by DeGrandchamp**, supported by Lewandowski, to accept the recommendation of the Planning Commission and approve the Solar Farm site plan and special use by South Haven Affordable Solar. All voted in favor. Motion carried.

**Motion by DeGrandchamp**, supported by Lewandowski, to approve contracts for installation of an ADA door with Pearson Construction for \$10,939.45, the installation of a generator from Steensma Lawn and Power for \$33,043.42, and parking lot repairs by J.Allen & Company for \$91,700.00 all to be paid for with ARPA funds. All voted in favor by roll call vote. Motion carried.

**Reports** from various committees and authorities were received. W.C. Askew was in attendance for the Road Commission and Jean Stein reported for the Library.

**Motion by Fisher**, supported by Kiry, to approve payment of anticipated bills in the amount of \$111,031.72. All voted in favor by roll call vote. Motion carried.

**Meeting adjourned** at 8:35 p.m.

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Brenda Bertorelli, Clerk

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Ross Stein, Supervisor