

South Haven Charter Township
09761 Blue Star Hwy, South Haven
Planning Commission
Regular meeting
February 5, 2025 at 7:00PM
Agenda

Call to Order

Role Call

Approval of the Agenda

Approval of the previous meeting Minutes – December 17, 2024

Public Comments on Non-Agenda Items

Public Hearing

Applicant Stash Ventures LLC and owner FHB 2, LLC have petitioned for special use for Marihuana Business Establishment at 13537 M140 Hwy, 80-17-022-040-00.

Open public hearing

ZA briefly go over application

Applicant(s) go over application

Any questions from PC

Open for audience comments

Any more questions/discussion

Close public hearing

New Business

- a. Election of Officers
- b. Temp Use, food truck – 19808 Ruggles Rd, The Fields Store
- c. Ulmor Group, 71751 CR 388, Townplace Suites Hotel, site plan amendment, move hotel approx. 50/60ft to the south
- d. Discuss/decide special use MBE, 13537 M140
- e. Anything that may come before the commission

Unfinished Business

- a. Anything 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

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING
MINUTES

Tuesday December 17, 2024

Draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present
Kiry – present
Odland - present
Meyer – present
Poole – present
Dibble – present
Nicol – present

Smalley, Zoning Administrator

3) Approval of the Agenda

Motion by Poole to approve the agenda as written, second by Meyer, 7-0 yes, motion passed.

4) Approval of the Minutes

Motion by Poole to approve the minutes of November 6, 2024 as presented, second by Nicol, 7-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing

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.

Motion by Poole to open the public hearing 7:02pm, second by Dibble, 7-0yes, motion passed
No public, not correspondence received

Motion by Poole to open the public hearing 7:03pm, second by Dibble, 7-0yes, motion passed

8) New Business –

a. Discuss/decide text amendments

Smalley went over the proposed amendments. There is a development proposed for senior housing on M-140 close by the Senior Service building. This property is currently part of the 425 agreement with the City of South Haven. The property will be reverted back to the Township. The development is 4 story apartment complex, approx. 43 units and 50-55ft in height. The parcel is zoned CSC and multi-family is not an allowed use. This amendment

would allow multi-family as a special use and increase height to 55ft for all commercial structures.

Comments: there have been a few other projects that needed a text amendment and that is not a good process for the commission.

The zoning ordinance is outdated and the amendments were partly because of the outdated ordinance.

Good project, housing is needed, but moving fast to amend the ordinance is not good.

Revisit the height during ordinance update

Motion by Tippman to recommend approval of the amendments to the Township Board, second by Nicol, roll call vote: Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes; 7-0yes, motion passed.

- b. Review audit of zoning ordinance from Williams and Works, Brad. The audit was provided the day of the meeting, no time to review it. Special meeting will be set up in February to go over it.
- c. 2024 Planning Commission Year Report was presented

9) Unfinished Business

- a. No unfinished business

10) Staff & Subcommittee report

ZBA report- Tippman - meeting Dec 5th, Mr. and Mrs. Lewis 15883 77th St, request front yard setback relief to build a garage; variance was approved.

Board report – Poole, new Board rep, gave report. Kiry was appointed to the PC; discussed STR ordinance, approved the rezonings 73rd and 73 ½ St.

Zoning report – possible for Feb; temp use app, hotel amend site plan, Stash, site plan for recently rezoned on 73rd.

11) Commissioner Comments and Public Comment

Tippman appreciative of the PC and all the work they do.

12) Adjournment

at 8:05 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 regular meeting for the following matters on Wednesday, February 5, 2025 7:00 p.m. at the South Haven Township Hall, 09761 Blue Star Hwy, South Haven MI 49090.

PLEASE TAKE NOTICE that the item(s) to be considered include the following:

Applicant Stash Ventures LLC and owner FHB 2, LLC have petitioned for special use for Marihuana Business Establishment at 13537 M140 Hwy, 80-17-022-040-00.

PLEASE TAKE FURTHER NOTICE that the applications 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 or request by email mtsalleghan@frontier.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

Memorandum: South Haven Charter Township Planning Commission

Date: January 7, 2025

From: Tasha Smalley, Zoning Administrator

RE: Planning Commission Review – Temp Use

Meeting date: February 5, 2025

Owner: Nathaniel and Sommer Fields

Owner address: 6276 104th Ave, South Haven MI 49090

Subject Property: 19808 Ruggles Rd, South Have Township

Parcel #: 80-17-028-024-00

LDR - Low Density Residential

Sec. 7.04 – Dimensional Requirements

Minimum lot area with sewer & water – 20,000sq ft

Without - 1 acre

Minimum lot width with sewer & water – 100ft

Without - 150ft

Front setback – 35 ft from street right-of-way

Side setbacks – 15 ft

Rear setback – 50 feet

Waterfront – 50 ft established shoreline

RCO – Residential Commercial Overlay

Sec. 9A.04

Minimum lot area – W/S – 10,000 sq ft; 1 acre

Minimum lot width – W/S – 66 ft; 150 ft

Front setback – 35 ft right-of-way

Side setback – 10 ft

Rear setback – 40 ft

Section 18.28 Temp-Use Events

- C. Any application for a Temporary-Use event that the Zoning Administrator qualifies is of such a nature to exceed the requirements in this Section will be directed to the Planning Commission for review and approval.

This application exceeds: 18.28A3,5

3-7-18, SLU approval for the store; RCO

18.28B The applicant shall provide a site plan sketch and narrative to demonstrate that the proposed. The temporary use event meets all of the following requirements:

1. The applicant may utilize air photo maps such as are available through the Van Buren County website www.vbco.org. The information shall include:
 - a. All lot lines with approximate dimensions
 - b. Parking areas including driveway(s) with approximate dimensions

- c. Existing buildings and proposed temporary structures, if applicable, with approximate dimensions
- d. Locations for lighting and size and location for all signs.
- e. Signed agreement for cleanup.
- f. Health department permit, if applicable

Site plan received

- 2. The nature and intensity of the temporary use event and the size and placement of any temporary structure shall be planned so that the temporary event or structure will not create a nuisance to neighboring properties.
-
- 3. The location of the temporary event or structure shall be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the temporary event or structure.
-
- 4. Off-street parking areas are of adequate size and properly located for the particular temporary event or structure and the entrance and exit drives are laid out so as to prevent traffic hazards and nuisances.
-
- 5. Only easily removeable signs are allowed. No sign shall be placed to cause sight obstruction for traffic.
-
- 6. Any lighting shall be directed and controlled so as not to create a nuisance to neighboring property.
-
- 7. Clean up agreement shall state the site will be cleaned up and all waste removed after the event. Rcv'd
-
- 8. For temporary events involving the preparation of food, the applicant shall present a valid Van Buren County Health permit for the specific use, valid for the time period applied for.
-

**South Haven Charter Township
Zoning Permit Application & Permit**

1. Required Information:

Job address: 19808 Ruggles Rd
Property Tax No: 80-17-029-024-00
Owner Name: Nathaniel + Sommer Fields
Owner mailing address: 6276 104th Ave South Haven
Owner phone: 269-214-6052 Email: Sommentime17@hotmail.com

Applicant (if different than owner) name: _____
Applicant address: _____
Applicant phone: _____ Email: _____

2. Describe proposed project: Food Trailer
(i.e. house, addition, pole barn, deck, shed, pool, gate, temp use, etc.)

3. Site Plan: Use the other side of this sheet or a separate sheet to draw a site plan showing all the following items:
1. Dimension of the lot (all sides) 2. Location, distance to lot lines, of all existing and proposed structures [Front setback is measured from the right-of-way not the center of the road] 3. Dimensions and distance between all existing and proposed structures 4. Location of roads, including center line and right-of-way 5. Location of lakes, streams, creek, pond, county drain within 500 feet 6. A north arrow indicating direction of north

4. Proof of ownership: deed, land contract, tax bill, etc
Fields 12/5/24

Owner/Applicant Signature _____ Date _____

- ▶ Fee: varies; res \$50; shed \$10, contact ZA for fee
- ▶ Submit this completed form, site plan, proof of ownership along with the Building Permit application to Building Department:
Michigan Township Services-Allegan, Inc.
111 Grand St, Allegan MI 49010
1-800-626-5964 email mtsallegan@frontier.com

Note: A site inspection to verify setback may be required prior to approval.

OFFICE USE ONLY

Zoning District: _____ Zoning Permit Approval

Required regulations
Front: _____ Water _____ Rear: _____ sides: _____
Min lot width: _____ Min lot area: _____ Max lot cover: _____
Max Bldg height: _____ Min living area: _____ Min Dwell width _____

Zoning Administrator Approval Signature _____ Approval Date _____
Approval Condition(s): _____

Zoning Administrator Denial Signature _____ Denial Date _____
Application denied: reason(s) _____

The Fields Store

The Fields Store was established and opened in 2018 as a family-owned business by Nathaniel and Sommer Fields. We have four children that all help with the store as well. The store is located at 19808 Ruggles Road in South Haven Township and is conveniently 0.5 miles from the Van Buren State Park. We are open seasonally from April through November and serve locals, campers, beachgoers, bicyclists, and hikers during these months. The store supplies firewood, ice, souvenirs, prepackaged drinks and food items, camping supplies, local crafts, local maple syrup, propane, and beach items.

We would like to add this season a food trailer to be available for our customers to enjoy. The food trailer would be owned by us and operated by us and our children and licensed through the Health Department. We plan to serve soft-serve ice cream, snow cones, hot dogs, and nachos to start and work with the menu as we grow. Currently, there are a couple of vending machines located at VBSP and the guests have to drive to town for other options.

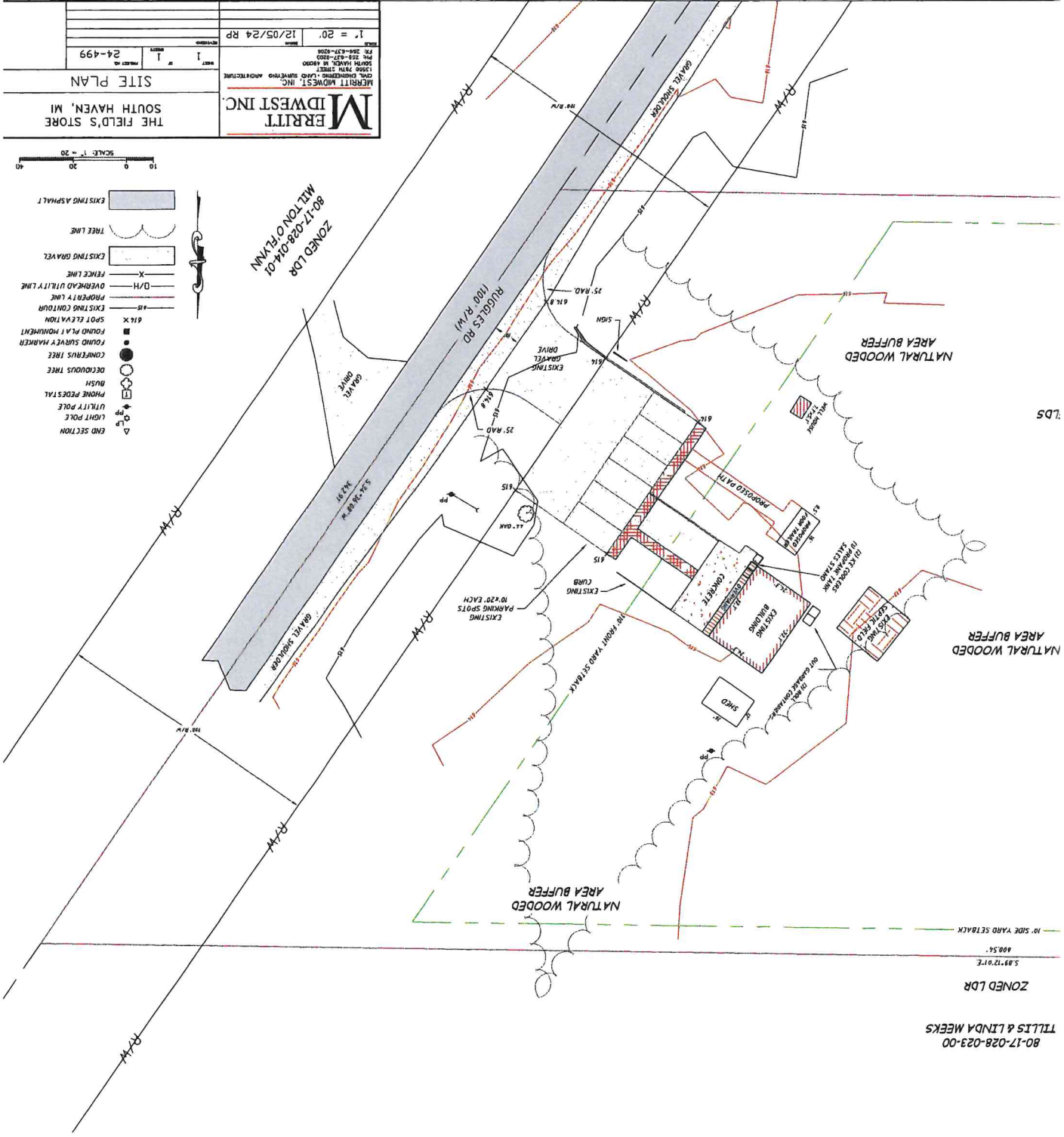
Food Trailer
Clean Up Agreement
19808 Ruggles Road
South Haven, MI 49090

The site will be cleaned up, and all waste will be removed after the event.

MERRITT MERRITT HOMEST INC. LAND SURVEYING AND ARCHITECTURE 1500 W. HAVEN, MI 48050 PHONE: 248-477-8000 FAX: 248-477-8008		1" = 20' 12/05/24 RP
SHEET NO. 1 TOTAL SHEETS 1	PROJECT NO. 24-499	DATE 12/05/24 RP
THE FIELD'S STORE SOUTH HAVEN, MI SITE PLAN		

SCALE: 1" = 20'

- ▲ END SECTION
- LIGHT POLE
- UTILITY POLE
- PHONE FEDESTAL
- BUSH
- DECIDUOUS TREE
- CONIFERUS TREE
- FOUND SURVEY MARKER
- FOUND PLAT MONUMENT
- 61.4 X SPOT ELEVATION
- EXISTING CONTOUR
- PROPERTY LINE
- OVERHEAD UTILITY LINE
- D/H FENCE LINE
- EXISTING GRAVEL
- TREE LINE
- EXISTING ASPHALT



80-17-028-023-00
 TILLIS & LINDA WEEKS

ZONED LDR

5.09.12.01E

400.55'

NO SIDE YARD SETBACK

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

DESCRIPTION:
 1. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.
 2. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.
 3. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.
 4. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.
 5. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.

DESIGN: J. MERRITT ARCHITECTURAL
 PREPARED BY: J. MERRITT ARCHITECTURAL
 DATE: 12/05/24 RP

1. PROPERTY LOCATED WITHIN THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, IS ZONED ZONED LDR.
2. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.
3. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.
4. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.
5. THE CITY OF MILTON, IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF LACEMAN, MICHIGAN, HAS A ZONING MAP AND LOCAL ORDINANCE WHICH PROHIBITS ANY CONSTRUCTION OF A NEW BUILDING OR STRUCTURE IN ANY ZONE EXCEPT THE ZONE TO WHICH IT IS DESIGNATED.

80-17-028-023-00
 TILLIS & LINDA MEERKS

ZONED LDR

54' FT/20'

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

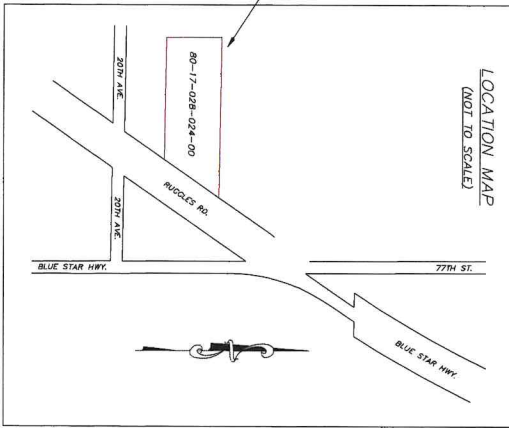
10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

ZONED LDR
 N 66° 04' 23" W,
 284.53'



ZONED LDR
 80-17-028-024-00
 NATHAN & SOMMER FIELDS

NATURAL WOODED AREA BUFFER

NATURAL WOODED AREA BUFFER

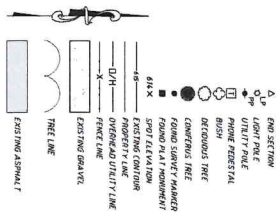
NATURAL WOODED AREA BUFFER

N 69° 59' 42" W,
 149.67'

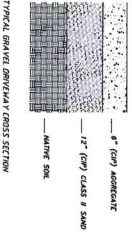
10' SIDE YARD SETBACK

80-17-028-025-00
 KATHERINE HERRIGT

ZONED LDR
 80-17-028-014-01
 MILTON C/PL VYI



10' 0' 20' 40'
 SCALE: 1" = 20'



TYPICAL GRAVEL DRAINAGE / CROSS SECTION

	THE FIELD'S STORE SOUTH HAVEN, MI
	SITE PLAN 24-499
PROJECT INFORMATION DATE: 12/05/24 RP SCALE: 1" = 20'	
DESIGNER INFORMATION NAME: J. MERRITT ARCHITECTURAL ADDRESS: 1000 E. WYOMING ST., LANSING, MI 48226 PHONE: 313.446.4400 FAX: 313.446.4401 EMAIL: J.MERRITT@MERRITTARCH.COM	

Memorandum: South Haven Charter Township Planning Commission

Date: January 7, 2025

From: Tasha Smalley, Zoning Administrator

RE: Site Plan Review – Hotel

Meeting date: February 5, 2025

Owner: Horizon South Haven LLC; Sly Sandiha

Owner address: 6895 Telegraph Rd, Bloomfield Hills MI 48301

Applicant: Umlor Group; Brian Biskner

Address: 49287 West Road, Wixom MI

Subject Property: 71751 CR 388

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

Analysis

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

Lot area approx. 520x1320; 14.75acres

Proposed project:

Allowed by right, no public hearing

22.06C

Construct a new hotel; approx. 100 rooms

Exceed setbacks

Parking- required 116, proposed 134, 10x20 spaces

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

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

Fire department approval received

Drain commission review received

PC approved site plan Nov 6 2024. The site plan has been amended to move the building to the south approx. 60feet. Per 22.07, amendment of an approved site plan, this change does not qualify for “minor”.

The parking is altered, landscaping and retaining area. Still meets the ordinance regs for setbacks, parking and storm water.

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shtwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegan@frontier.com

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

Property Owner

Name Horizon South Haven LLC - Sly Sandiha

Address 6895 Telegraph City Bloomfield Hills, MI 48301

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

Representative (if applicable) _____

Telephone _____ Email _____

Applicant (if different from Owner)

Name Umlor Group

Address 49287 West Road City Wixom MI Zip 48393

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

Property Address: 71751 Phoenix Street

Property Number 80-17-012-047-01

Current Zoning Classification and Use csc & mdr

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

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

Describe proposed activity/use: New Hotel Construction - amendment
approved WDV to 2024

Signature of Property Owner [Signature] Date 12/19/24

Signature of Applicant [Signature] Date 12/19/24

(owner and applicant must sign)

Memorandum: South Haven Charter Township Planning Commission

Date: January 16, 2025

From: Tasha Smalley, Zoning Administrator

RE: Special Use Review – Marihuana Business

Meeting date: February 5, 2025

Owner: FHB 2, LLC

Owner address: 10300 Kincaid Dr Suite 100, Fishers IN 46037

Applicant: Stash Ventures, LLC

Applicant Address: 212 W Pickard Suite B, Mt Pleasant 48858

Subject Property: 13537 M-140, South Have Township

Parcel #: 80-17-022-040-00

HSC – Highway Service Commercial

Minimum lot area – W/S – 10,000 sq ft; 1 acre

Minimum lot width – W/S – 80 ft; 150 ft

Front setback – 35 ft right-of-way

Side setback – 10 ft

Rear setback – 50 ft

14C Marihuana Business Overlay

SLU 15.34 Marihuana Business

#9a more than 1000ft from school etc

#9b no dwelling on any adjacent parcels

Marihuana application has been submitted and approved

Analysis

Property 80-17-022-040-00 is a legal conforming lot of record

Lot area approx. 325x720, 6.4 acres

Project:

Construct a new building, Marihuana Business

Proposed Building 55x90, 4950sqft

Front 115ft, side 32ft

Proposed spaces 10x20

TOTAL SPACES REQUIRED: 24 SPACES

TOTAL SPACES PROVIDED: 60 SPACES

20.04A No parking proposed by any applicant shall exceed these standards by more than 25%.Exception: If an applicant presents a parking study performed by an independent engineer for the specific use that demonstrates that a lesser or greater standard is more appropriate, then the Planning Commission may allow the use of the modified standard. – Parking Assessment provided

Reviews

PC preliminary October 2, 2024

DC – 11-10-24

FD – 10-9-24

MDOT

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shtwp.zoning@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegran@frontier.com

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

Property Owner

Name FHB 2, LLC

Address 10300 Kincaid Drive Ste 100 City Fishers, IN Zip 46037

Telephone 812-369-9680 Email jessica@roundroom.com

Representative (if applicable) Jessica Heffernan

Telephone 812-369-9680 Email jessica@roundroom.com

Applicant (if different from Owner)

Name Stash Ventures, LLC

Address 212 W. Pickard St Suite B City Mt Pleasant, MI Zip 48858

Telephone 989-546-4097 ext 106 Email lindy.dickerson@stashventures.com

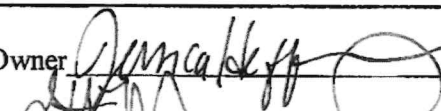
Property Address: 13537 M-140 South Haven, MI 49090


Property Number 80-17-022-040-00

Current Zoning Classification and Use Highway Service Commercial

Nature of Activity for which Review is Requested: (check which apply)
Commercial Use ; Industrial Use ; Multi-family Use ; Temporary Use ;
Grading/Paving ; Special Use ; Site Condo ; PUD ;
(Other) _____

Describe proposed activity/use: Proposed marihuana retailer

Signature of Property Owner  Date 5/9/24

Signature of Applicant  Date 5/9/24

(owner and applicant must sign)

Parking Assessment

To: Tyler Cravens, PE – Mitten State Engineering
From: Nick LaCroix, PE PTOE – Progressive Companies
Date: January 9, 2025
Re: 13537 M-140 Parking Demand Assessment
File No: 91650010

INTRODUCTION

Mitten State Engineering is working on a project to develop a new marijuana provisioning center located at 13537 M-140 in South Haven, Michigan. The proposed project includes a 4,950 square foot building with 60 proposed parking spaces. Figure 1 shows the proposed site plan.

As the South Haven Charter Township (Township) Zoning Ordinance allows only 38 parking spaces for the site without requesting a variance, a variance will be needed to allow the amount of proposed parking.

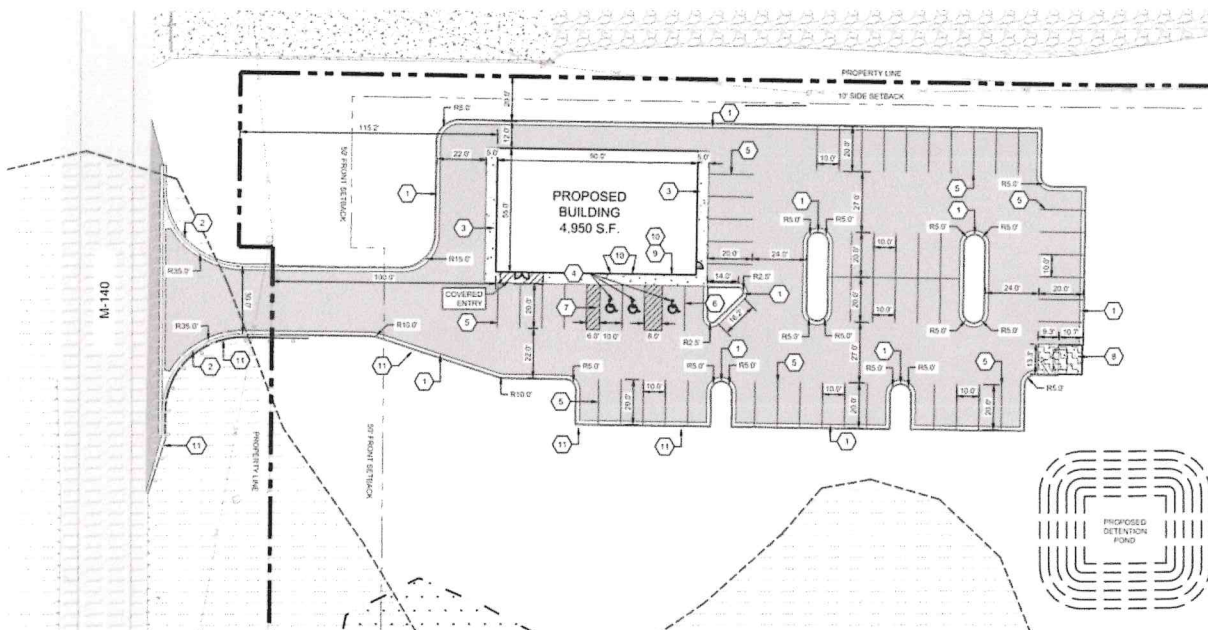


Figure 1. Proposed Site Plan

PARKING DEMAND ASSESSMENT

The Parking Generation Manual, Fifth Edition, by the Institute of Transportation Engineers (ITE), was used to calculate the anticipated parking demand for the proposed site. Based on the land use descriptions provided within the ITE Parking Generation Manual, the Marijuana Dispensary, Land Use Code 882, was utilized for the 4,950 square-foot dispensary. There are a limited number of studies provided within the manual suggesting a range of 4.1 to 20.6 parking spaces per 1,000 square feet. The average rate of the site's surveyed was 7.2 parking spaces per 1,000 square feet.

Table 1 shows the ITE Parking Generation Manual estimates a demand of 20 – 102 parking spaces for the proposed site.

Table 1. ITE Parking Demand

Use	Parking Rate	Size (Quantity)	Number of Spaces
Dispensary	Range: 4.1 – 20.6 spaces/1,000 sq. ft. Average: 7.2 spaces/1,000 sq. ft.	4,950 square feet	Range: 20 – 102 spaces Average: 36 spaces

Source: ITE Parking Generation, 5th Edition

Given the wide range of rates and limited sample size (four studies) of the ITE Parking Generation data, information provided by the site owner was also utilized to estimate the peak parking demand for the site. The provisioning center anticipates approximately 400 customers shopping at the dispensary on a typical day with a peak demand of up to 60 customers at any given time.

In order to estimate the parking demand from hourly customer data, assumed variables were utilized, including an average time a parking space was in use, a desired proportion of the lot intended to remain unoccupied in order to ensure available spaces are visible, and a peak hour factor used to account for demand fluctuations within an hour timeframe. With an average transaction time of 30-minutes, a desired vacant proportion of 10% (ten percent), and a peak hour factor of 80% (eighty percent), it is estimated that 41 parking spaces are required to provide adequate capacity for customer parking during the peak sales hour of a typical day.

In addition to customer parking, the site will employ 15 employees during the peak time periods. This would result in a demand for an additional 15 spaces for employees. Table 2 shows a summary of the parking demand calculations with a peak demand of 56 parking spaces.

Table 2. Total Parking Demand

Customer Parking Demand	
Peak Hourly Customer Demand (Customers)	60
Average Time to Complete Transaction (Minutes)	30
Percentage of Lot Intended to Remain Unoccupied (Percent)	10%
Peak Hour Factor (Percent)	80%
Number of Vehicle Spaces Needed to Accommodate Peak Customer Demand	41
Employee Parking Demand	
Employee Parking Demand (1 space per employee)	15
Total Parking Demand	56

CONCLUSIONS

The ITE Parking Generation Manual shows a peak parking demand of between 20 – 102 parking spaces for the proposed provisioning center. Data provided by the site owner indicates a peak parking demand of approximately 56 vehicles. It is recommended the proposed variance be approved to allow the 60 proposed parking spaces as this value falls within the middle of the ITE Parking Generation range and is in line with the estimates calculated using data provided by the site owner.

NDL/ecy
P:\91650010\03 WIP\C1 PRE DESIGN\Traffic Study\Reports\2025 01 09 Draft\2025 01 09 13537 M-140 Parking Demand Assessment.docx



South Haven Area Emergency Services

90 Blue Star Highway • South Haven, Michigan 49090
Phone (269) 637-1813 • Fax (269) 637-0998
www.shaes.org

SITE PLAN REVIEW

Preliminary Site Plan

Final Site Plan

Name of Applicant: Tyler Cravens, P.E., Mitten State Engineering

Address of Applicant: 10123 S M43 STE A Delton, MI 49046/tyler.cravens@mittenstateeng.com

Applicant Telephone No: 269-364-5626

Project name, if any: Stash Ventures / Cloud Cannabis, Project# 23079 8/30/24 Sheet C101B

Project location: 13537 M-140

Brief project description: Building a new 4950 sq ft retail cannabis store

Are fire hydrants available at the site? Yes No
Comments: _____

Is water pressure adequate for the project? Yes No
If no, explain: _____

Does project layout provide easy access for fire protection? Yes No
If no, explain: _____

Are the proposed plans acceptable to the Fire Department? Yes No
If no, explain: See comments/recommendations below

Other comments / recommendations:

All builds to follow IFC 2015 edition, Knox Box required, any secured electric gate at the driveway entrance requires a Knox Key Switch, address to be large enough & visible on building from M-140 minimum of 6"-8", no further review required unless the plan changes.

Review performed by Keith Bierhalter Deputy Chief/Fire Marshal

Date 10/9/24

Keith Bierhalter DC/FM



VAN BUREN COUNTY DRAIN COMMISSIONER

JOE PARMAN, Drain Commissioner

GEORGIA MASSURA, Deputy Drain Commissioner

JOSH GRIFFITH, Chief Deputy

November 10, 2024

Tasha Smalley
Zoning Administrator
South Haven Township

RE: Stash Cannabis; 13537 M-140; 80-17-022-040-00 – APPROVED AS NOTED

Ms. Smalley:

The Van Buren County Drain Commissioner is in receipt of Site Plans for a proposed Commercial Facility in South Haven Township. The proposed Storm Water Management Plan as submitted by Mitten State Engineering (revision date 11-8-24), is approved as noted.

1. Plan view calls for 18" outlet pipe to be placed at 0.2%. Outlet detail has the Pipe grade at 0.54%. Piped slope shall not exceed 0.2% as shown on plans view.
2. Release rate for outlet structure shall not exceed 0.25 cfs.

Respectfully submitted,

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

cc: Joe Parman, Van Buren County Drain Commissioner
cc: Tyler Cravens, Mitten State Engineering

Memorandum: South Haven Charter Township Planning Commission

Date: September 17, 2024

From: Tasha Smalley, Zoning Administrator

RE: Preliminary - Special Land Use Review

Meeting date: October 2, 2024

Owner: FHB 2, LLC

Owner address: 10300 Kincaid Dr Suite 100, Fishers IN 46037

Applicant: Stash Ventures, LLC

Applicant Address: 212 W Pickard Suite B, Mt Pleasant 48858

Subject Property: 13537 M-140, South Have Township

Parcel #: 80-17-022-040-00

CSC – Community Service Commercial District

Minimum lot area – W/S – 10,000 sq ft; 1 acre

Minimum lot width – W/S – 80 ft; 150 ft

Front setback – 35 ft right-of-way

Side setback – 10 ft

Rear setback – 50 ft

14C Marihuana Business Overlay

SLU 15.34 Marihuana Business

#9a more than 1000ft from school etc

#9b no dwelling on any adjacent parcels

Marihuana application has been submitted and approved

Analysis

Property 80-17-022-040-00 is a legal conforming lot of record

Lot area approx. 325x720, 6.4 acres

SECTION 22.05 PRELIMINARY SITE PLAN

- A. Mandatory- Preliminary site plan review is mandatory for all Special Uses as well as re-zone Planned Unit Developments (Type II PUD) and for Open Space Preservation developments as provided for in Section 18.46 and in compliance with P.A. 177 of 2001, as amended.

Project: This is only Preliminary, final plan will have the reviews, etc

Construct a new building, Marihuana Business

Proposed Building 55x90, 4950sqft

Front 115ft, side 32ft

Proposed spaces 10x20

TOTAL SPACES REQUIRED: 24 SPACES

TOTAL SPACES PROVIDED: 68 SPACES

20.04A No parking proposed by any applicant shall exceed these standards by more than 25%.Exception: If an applicant presents a parking study performed by an independent engineer for the specific use that demonstrates that a lesser or greater standard is more appropriate, then the Planning Commission may allow the use of the *modified* standard.

Lighting – wall mounted shielded lights.

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday October 2, 2024

Approved November 6, 2024

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Kiry – absent

Odland - present

Meyer – present

Poole – present

Dibble – present

Nicol – absent

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

Smalley, Zoning Administrator

few audience members

3) Approval of the Agenda

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

4) Approval of the Minutes

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

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing - none

8) New Business –

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

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

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

b. Preliminary site plan, special land use marihuana business establishment, Stash Ventures, 13537 M-140, 80-17-022-040-00, approx. 6.5ac, approx. building size 4500sq ft.

Site Plan Review 22.05 requires a preliminary for special uses. Preliminary plan was submitted. Reviewed: use, setbacks, parking. The site plans shows more parking spaces than

required. Per 20.04A No parking proposed by any applicant shall exceed these standards by more than 25%. Exception: If an applicant presents a parking study performed by an independent engineer for the specific use that demonstrates that a lesser or greater standard is more appropriate, then the Planning Commission may allow the use of the *modified* standard. No decision for preliminary review. Applicant can move forward and prepare final site plan and public hearing.

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

9) Unfinished Business – none

10) Staff & Subcommittee report

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

Board report – refer to Board minutes

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

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:55 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary

**SOUTH HAVEN CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING
WEDNESDAY, DECEMBER 11, 2024**

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

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

Motion by Wiatrowski, supported by DeGrandchamp, to approve the Minutes of the November 13th Regular Meeting as presented. All voted in favor. Motion carried.

Motion by Poole, supported by Wiatrowski, to approve the Minutes of the December 3rd Special Meeting. All voted in favor. Motion carried.

Sgt. Carlotto was in attendance to report for SHPD. Zach Kenreich reported for SHAES.

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

Supervisor Stein reported that Samaritas is planning a 50 unit apartment building near the Senior Center on M140. He also reported updates on Granicus handling our Short Term Rentals.

Motion by Wiatrowski, supported by Fisher, to readopt Resolution 24-26 Adopting Ordinance #164 rezoning property on 73.5 Street. The notice of adoption was not published in time so this needed to be reapproved. All voted in favor by roll call vote. Motion carried.

Motion by Wiatrowski, supported by Lewandowski, to readopt Resolution 24-27 Adopting Ordinance #165 rezoning property on 73rd Street. All voted in favor by roll call vote. Motion carried.

Motion by Stein, supported by Wiatrowski, to approve Al Dubuisson, Brett Truckenbrodt and Eric Leatherberry to the Board of Review for two year terms. All voted in favor. Motion carried.

Motion by DeGrandchamp, supported by Lewandowski, to approve the Township Board Meeting dates for 2025 on the second Wednesday of each month at 7:30 p.m. All voted in favor. Motion carried.

Motion by DeGrandchamp, supported by Fisher, to approve using ARPA funds for a new door lock/security system that cost \$2,000.00. All voted in favor. Motion carried.

Moton by DeGrandchamp, supported by Lewandowski, and to use the balance of the ARPA funds in the amount of \$1,830.14 for recreation projects through SHARA. All voted in favor. Motion carried.

Motion by Stein, supported by Lewandowski, to approve the appointment of Phil Poole as Board Representative on the Planning Commission. All voted in favor. Motion carried.

Motion by Stein, supported by Bertorelli, to appoint Paul Kiry as a Planning Commissioner to complete Phil Poole's term. All voted in favor. Motion carried.

Motion by DeGrandchamp, supported by Fisher, to approve Budget Amendments as presented. All voted in favor by roll call vote. Motion carried.

Motion by DeGrandchamp, supported by Lewandowski, to approve Resolution 24-31 to Certify Cider Court for the County Road Commission. All voted in favor by roll call vote. Motion carried.

Motion by Poole, supported by Wiatrowski, to approve an agreement with Pivot Point for use in assessing. All voted in favor. Motion carried.

Motion by Poole, supported by Lewandowski, to approve Resolution 24-32 to support opposition to Michigan Public Service Commission use of PA 233. All voted in favor by roll call vote. Motion carried.

Motion by Lewandowski, supported by Fisher, to approve the Zoning Administrator's 2025 Marijuana Application to Renew and ask that she use the calendar date for implementation. All voted in favor. Motion carried.

Clerk Bertorelli gave all board members a copy of the current Short Term Rental Ordinance. In the Ordinance it states that a review of the Ordinance will begin before 12/31/2024. Several members gave suggestions on changes. The clerk will send those recommendations to the attorney and ask for their guidance in making changes.

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

Motion by Wiatrowski, supported by DeGrandchamp, to send the suggested Zoning Text Amendments to the attorney to be put into adoption format.

Motion by Fisher, supported by Wiatrowski, to approve payment of anticipated bills in the amount of \$119,771.13 and an additional \$16,000.00 to SHARA out of Recreation Funds. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 9:13 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor

SOUTH HAVEN CHARTER TOWNSHIP
Draft MINUTES OF REGULAR MEETING
WEDNESDAY, JANUARY 8, 2025

Present: Stein, Fisher, Bertorelli, Poole, Wiatrowski and Lewandowski

Absent: DeGrandchamp

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

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

Sgt. Carlotto was in attendance to report for SHPD. He introduced the new Police Chief. Zach Kenreich reported for SHAES. Gail Gladney reported for Van Buren County Commission.

Motion by Poole, supported by Lewandowski, to approve the Agenda. All voted in favor. Motion carried.

Supervisor Stein reported that there were no new updates on Affordable Housing or Short Term Rentals.

Motion by Bertorelli, supported by Wiatrowski, to set a Public Hearing for February 12th to consider amending the PA425 agreement on M140 with the City of South Haven for the Samaritas project. All voted in favor. Motion carried.

Motion by Wiatrowski, supported by Lewandowski, to set a public Hearing for February 12th to consider amendments to the Short Term Rental Ordinance. All voted in favor. Motion carried.

Motion by Stein, supported by Lewandowski, to approve Jennifer Brown as an alternative to the Board of Review. All voted in favor. Motion carried.

Motion by Poole, supported by Lewandowski, to approve Resolution 25-01 to Introduce Ordinance #166 Zoning Text Amendments. All voted in favor by roll call vote. Motion carried.

Motion by Fisher, supported by Lewandowski, to approve Resolution 25-02 Budget Amendments. 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.

Motion by Fisher, supported by Bertorelli, to approve payment of anticipated bills in the amount of \$63,964.89. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 8:22 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor