

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

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – Feb 5 2025

Public Comments on Non-Agenda Items

Public Hearing

Samaritas Affordable Living Sunset Grove, Senior Service of Van Buren County have petitioned for a special use to construct a 43-unit apartment at 08729 M-140 Hwy 80-17-015-005-01/80-53-272-002-00.

New Business

- a. Discuss/decision, Special Use, 43-unit apartment complex 08729 M140
- b. Green Door, 09287 Blue Star would like to review and discuss 15.34#10h, no drive-thru window; they would like to have a drive-thru or a walk up window (this would be a text amendment)
- c. Site Plan Review 22.02#E, excavating over one acre; Mike Geerlings/72nd Ave Farm LLC, 17711 76th St, 80-17-027-014-00&060-00; construct an EGLE approved wetland mitigation, minor grading, installing wetland seed mix and planting trees.
- 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

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, February 5, 2025

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

Zoning Administrator: Tasha Smalley

Applicants and other audience persons

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Meyer to approve the minutes of December 17, 2024, second by Tippman, 7-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) 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.

Smalley went over the application. Preliminary was Oct 2 2024, the plan was approved with condition to provide a parking study to exceed the number of allowed spaces. The applicant has provided the parking study and final site plan set of plans.

Motion by Tippman to open the public hearing, second by Dibble; 7-0vote yes, motion passed.

Dante Pineau, Mitten State Engineering represented Stash Ventures. Attorney Douglas Mains, was in attendance to answer questions if needed. Dante went over the application and site plan; property is 6.2 acres, proposed building 4950sqft, approx. 60 parking spaces.

Nicol asked about the parking study and where 400 cars came from? Dante stated Stash has 15 other locations and some of the data was based on those location averages. The high volume is fast in and out traffic for pick up orders.

No public comment.

Motion by Kiry to close the public hearing, second by Tippman; 7-0vote yes, motion passed.

8) New Business –

a. Election of Officers. A motion by Kiry to keep the officers the same; Mark Odland Chairperson, Lowell Tippman Vice-Chair and Kristin Dibble Secretary, second by Poole. No discussion. 7-0, yes motion passed.

b. Temp Use, food truck – 19808 Ruggles Rd, The Fields Store. Nathan and Sommer Field would like to add a food truck (trailer) to their property in addition to the store. They would serve ice cream, hot dogs, and like to start. The store is open April – November. The food trailer would stay on site, next to the store. PC went over the review standards 18.23B#1-8, note the plan and application met all the requirements.

Odland asked the audience for public comment, no public comments.

Motion by Poole to approve the Temp-Use Permit for a food trailer with conditions: 1. Allowed to be open from April – November, 2. Health Department approval (license) to be obtained and a copy given to the zoning administrator prior to opening; second by Meyer. No discussion. 7-0 yes, motion passed.

c. Ulmor Group, 71751 CR 388, Townplace Suites Hotel, site plan amendment, move hotel approx. 50/60ft to the south. Brian Biskner, Ulmor Group went over the application. After the approval in Nov 6 2024, the group started the engineering for the property and realized that moving the building to the south would avoid extra amount of fill to be brought in. Some other minor changes: removed an aisleway and some parking spaces. Still 126 spaces. Also still working with neighbor for easement for driveway and utilities. Motion by Tippman to approve the amended site plan, second by Nicol. No discussion. 7-0vote, yes, motion passed.

d. Discuss/decide special use MBE, 13537 M140

PC went over the Special Use Fact of Finding 15.06

- A. Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance. Yes
- 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. Yes, plan is designed to meet these standards.
- 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. Yes
- D. Will not be hazardous or disturbing to existing or future neighboring uses. Will not.
- E. Will not create excessive additional requirements at public cost for public facilities, utilities and services. Will not.

PC went over Site plan review fact of finding 22.06D

1. SURFACE WATER DRAINAGE; approved by drain commission
2. DRIVES, PARKING AND CIRCULATION: in compliance with ordinance, parking study submitted for Parking requirements.
3. ROADS, UTILITY SERVICE AND INFRASTRUCTURE: meets ordinance requirements
4. SIGNS AND LIGHTING: meets the ordinance requirements
5. SCREENING AND BUFFERING: no screening required, next to commercial property

9) Unfinished Business –

- a. none

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole, working on reverse 425 agreement for the 08729 M140, 80-53-272-002-00; working on Short term rental ordinance, few amendments; approved the text amendment for height and add as special land use.

Zoning report – Smalley – received application for proposed apartments on M140, Senior Services

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:05pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary

Memorandum: South Haven Charter Township Planning Commission

Date: February 18, 2025

From: Tasha Smalley, Zoning Administrator

RE: Special Use and Site Plan Review

Meeting date: March 5 2025

Owner: Senior Services of Van Buren County/Samaritas Affordable Living
Sunset Grove LDHA LP

Owner address: 08337 M140 South Haven/
8131 E Jefferson Ave Detroit MI 48214

Applicant Representative: Jeff Brinks, Venture Engineering

Subject Property: 8729 M-140 Hwy, South Haven Township
Parcel #: 80-17-015-005-01 /
80-53-272-002-00 (425 Agreement to be reversed)

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

11.03#S Multi-Family Dwelling Unit Buildings (new ordinance)

Article 22 Site Plan Review

Article 15 Special Uses

Analysis

Property 80-17-022-034-00 is a legal conforming lot of record

Lot area approx. 200x280 – 1.3acres

Proposed project:

Construct 43 unit apartment complex, parking, outdoor patio area

64x167, 10,760sqft

52ft in height, 4 floors (new ordinance)

35 parking spaces provided

2 issues

#1 the parking is way under the required ordinance, approx. 100 spaces are required. I am working with them to get an agreement with Senior Services to use their spaces to accommodate the required parking. 22.02#B allows

parking to be within 300feet of the parcel. Hope to have something before or at the meeting.

#2 as part of the application there is no mention of easement access/agreement with SH Warehouse (storage building). I have asked for this information to be provided on or before the meeting.

DW – M-140, no new driveway off M-140, driveway off existing driveway to storage buildings

FD – plans have been sent to FD, still in review

DC – plans have been sent to DC, still in review

City (DPW) – plans have been sent to DPW, still in review

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 Samaritas Affordable Living Sunset Grove LDHA LP
Address 8131 East Jefferson Ave City Detroit Zip 48214
Telephone _____ Email _____
Representative (if applicable) Joel Lautenbach
Telephone 616-916-0575 Email jlaut@samaritas.org

Applicant (if different from Owner)


Name Jeff Brinks, Venture Engineering, PLLC
Address 8515 Ridgebluff Dr SW City Byron Center Zip 49315
Telephone 616-490-0329 Email jbrinks@venturecivil.com

Property Address: 08729 M-140 Highway
Property Number 80-17- 80-53-272-002-00 (80-17-015-005-01)

Current Zoning Classification and Use CSC - Vacant

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 43 unit residential building with associated parking and outdoor patio area.

Signature of Property Owner  Date 1/31/25

Signature of Applicant  Date 01/31/25

(owner and applicant must sign)

Proposal to Amend Marijuana Ordinance
Proposal for Drive- Thru/ Pick- Up Window The Green Door South Haven

Option 1- Drive Through (Preferred)

- Safety for Budtenders
- Insure customers privacy
- Allows customers to order online
- No cash/ product handling outside of building
- Helps service elderly/ disabled folks (dont have to exit vehicle)
- Helps hasten online order pick ups
- Allows folks who need more assistance in finding the correct products inside the store to not be rushed
- Helps to decongest the parking lot
- Keeps the flow of customers more streamlined
- Secured bullet proof fixed window with drawer for extra secure transactions
- Helps service folks in inclement weather
- (We have an operational drive-thru in our Watervliet store and have no issues in 3 years, customers really love it for the speed and privacy)(we would welcome you all to come and tour it)

Option 2- Pick Up Window (walk up only no vehicle access)

- Safety for Budtenders
- No cash/ product handling outside of building
- Helps speed up online orders
- Allows folks who need more assistance in finding the correct products inside the store to not be rushed
- Keeps the flow of customers streamlined
- Secured bullet proof fixeSafety for Budtenders
- Secured bullet proof fixed window with drawer for extra secure transactions

- a. 1,000 Feet from K-12 Schools (Measured Parcel to Parcel). An establishment may not be located within 1,000 feet of an existing public or private K-12 school. The distance in this subsection is computed by measuring a straight line from the nearest property line of land used for an existing public or private K-12 school to the nearest property line of the parcel used as a marihuana establishment.
 - b. 100 Feet Setback from Parcel with Dwelling.
 1. An establishment building must be set back 100 feet from the property line of any adjacent parcel with an existing Dwelling. This setback requirement applies only to the property line abutting a parcel with an existing Dwelling.
 2. If a parcel with an existing Dwelling is located immediately across a street from the parcel with the marihuana establishment, then the establishment building must be set back 100 feet from the property line of the parcel on which the marihuana establishment is located that is closest to the parcel with the existing Dwelling.
10. The following additional requirements apply to provisioning centers and retailers:

Operational Requirements

- a. Provisioning centers and retailers may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m.
- b. Provisioning centers and retailers may not receive deliveries between the hours of 8:00 p.m. and 7:00 a.m.
- c. The interior of the establishment must be arranged in a way such that neither marihuana nor marihuana-infused products are visible from the exterior of the facility.
- d. Consumption of marihuana shall be prohibited in the retail establishment, and a sign shall be posted on the premises of each retail center indicating that consumption is prohibited on the premises.
- e. Provisioning centers and retailers shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a minimum period of 14 days.

- f. Provisioning centers and retailers shall install, maintain, and consistently use a security alarm system that meets industry standards for building and inventory security.
 - g. The public or common areas of the provisioning center or retailer must be separated from restricted or non-public areas.
 - h. No drive-through window on the portion of the premises occupied by a provisioning center or retailer shall be permitted.
 - i. Provisioning centers and retailers shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.
11. Special Use Permit Specific to Applicant.
- a. Any special use permit granted for an adult-use retailer is unique and specific to the applicant and does not run with the land.
12. Violations; Remedies; Revocation.

Notwithstanding any other provision in this Zoning Ordinance to the contrary, penalties for violations of this subsection shall be as follows:

- a. If at any time an establishment violates the Zoning Ordinance, any condition imposed through a special use permit, or any other applicable Township ordinance or state law or regulation, the Township may take any or all of the following actions:
 - a. The Township may request that LARA revoke or refrain from renewing the establishment's state operating license.
 - b. Following notice and a public hearing, the Township may revoke the establishment's special use permit.
 - c. The Township may treat the violation as a municipal civil infraction, for which each day the violation continues will be a separate offense, and impose the following fines:

First violation = \$500
Second offense = \$2,500
Each subsequent offense = \$5,000
 - d. The Township may seek other appropriate and proper remedies, including actions in law or equity.

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 Mike Geerlings
Address 186 W 35th Street City Holland Zip 49423
Telephone 616-437-7821 Email _____
Representative (if applicable) _____
Telephone _____ Email _____

Applicant (if different from Owner)

Name 72nd Avenue Farm, LLC
Address 8953 Deer Trail City Brighton Zip 48114
Telephone 810-962-0190 Email tlosee@niswander-env.com

Property Address: 17711 76th Street

Property Number 80-17- 027-014-00 & 80-17-027-060-00

Current Zoning Classification and Use Med Density Residential/Agriculture

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) Wetland Restoration

Describe proposed activity/use: Construction EGLE Approved Wetland Mitigation Bank. Minor grading, installing native wetland seed mix and planting trees.

Signature of Property Owner See attached Date 2/14/2025

Signature of Applicant Steven Niswander Date 2/12/25
Digitally signed by Steven Niswander Date: 2025.02.12 11:22:55 -0500

(owner and applicant must sign)

February 10, 2025

Local and State Review Approvals
Proposed South Haven Mitigation Bank

Subject: *Letter of Authorization
Vacant Property on 76th Street Road
(Parcel ID's: 80-17-027-014-00 & 80-17-027-060-00)
South Haven Township (T01S, R17W, Sec. 27), Van Buren County, MI
NE 1979*

Dear Sir or Madam,

This letter is to inform you that Niswander Environmental, on behalf of 72nd Avenue Farm, LLC is authorized to prepare and submit any pre-application requests, permit applications, site plan review requests and any other paperwork to Local and State Agencies for the proposed project located on vacant property on 76th Street in South Haven Township, Van Buren County, Michigan. If you have any questions regarding this authorization, please call me at (616) 437 7821.

Sincerely,

DocuSigned by:

C6B0A24F0956476...
Mike Geerlings
186 W 35th St.
Holland, MI 49423

2/10/2025 | 12:48 PM PST

cc: Todd Losee, 72nd Avenue Farm, LLC
Tyler Smith, Niswander Environmental
Nicole Stewart, Niswander Environmental



9436 Maltby Road
Brighton, MI 48116
810.225.0539 office
810.225.0653 fax
www.niswander-env.com

February 14, 2025

Tasha Smalley, Zoning Administrator
South Haven Township Hall
09671 Blue Star Hwy
South Haven, MI 49090

Subject: ***Site Plan Review Application***
 Proposed South Haven Mitigation Bank
 Parcel Numbers: 80-17-027-014-00 and 80-17-027-060-00
 Section 27 of South Haven Charter Township (T01S, R17W), Van Buren County, Michigan
 NE 1979

Dear Ms. Smalley:

Niswander Environmental (NE), on behalf of 72nd Avenue Farm, is pleased to present the following site plan review application for the proposed South Haven Mitigation Bank located on 80-17-027-014-00 and 80-17-027-060-00 in Section 27 of South Haven Charter Township (T01S, R17W), Van Buren County, Michigan. This proposal identifies a property consisting of two parcels located in northwestern Van Buren County ideal for the creation of a Wetland Mitigation Bank that will service the Paw Paw River Watershed and the Southern Lake Michigan Lake Plain Ecoregion VI.3.2. The proposed mitigation bank would involve the restoration of ±38 acres of wetland and shall be constructed and approved in accordance with the rules and regulations established by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). NE has significant experience establishing wetland mitigation banks throughout the State of Michigan, including the Paw Paw River, Kalamazoo River, Macatawa River, Clinton River, Huron River, and River Raisin Wetland Mitigation Banks, and has been looking for additional banking opportunities.

Wetland mitigation banking is the process, in advance of any authorized (i.e. permitted) impacts, of making “credits” available based on the acreage of functional wetland that was restored or created. The “credits” can then be sold to entities such as businesses or landowners to meet wetland mitigation requirements determined by the EGLE or the U.S. Army Corps of Engineers. Wetland mitigation in Michigan is administered by EGLE under the Wetland Mitigation Banking Rules established under the authority of Part 303, Wetland Protection, NREPA. Wetland Mitigation Banking supports economic development within the Township and surrounding areas.

PROJECT GOALS AND OBJECTIVES

The primary goal of the South Haven Mitigation Bank is to create 38 acres of self-sustaining forested wetlands in the Paw Paw River Watershed. The site will support a diversity of wildlife and will be preserved forever under a conservation easement. The project will involve the planting of over 15,000 native trees. In addition, the property will be seeded with a native seed mix to promote the establishment of a diverse native plant community with an array of wildflowers, grasses, and sedges.



The proposed South Haven Mitigation Bank has been sited to ensure a successful restoration that maximizes the ecological functions and values locally within the Township. The site will provide an array of benefits to the Paw Paw River Watershed primarily reducing downstream flooding and improving water quality in the Paw Paw River and ultimately Lake Michigan. Wetlands share some common physical properties that have important consequences for planning purposes. Wetlands serve a number of necessary environmental functions including:

- a. Protecting downstream water supplies by providing clean ground water as a result of the nutrient retention and sediment removal.
- b. Functioning as effective natural storage basins for floodwater. Wetlands may be considered large sponges that absorb large quantities of seasonal precipitation, gradually releasing it when the receiving channels are able to accept it.
- c. Providing a habitat for many types of plants and animals that thrive in the type of physical environment created by wetlands. These plants and animals provide an economic and recreational benefit.

The site design and location address several water impairments identified in the EPA approved Paw Paw River Watershed Management Plan (2008) including altered hydrology, sediments, excess nutrients, water temperature and pollutants (i.e. pathogens, organic compounds, heavy metals, and debris and litter). The site will address each of these impairments by the restoration of wetlands (habitat, sediments, and nutrients), preventing and regulating the spread of non-native species, and by improving flood storage by reducing stream peak flows during storm events (hydrology). The removal of surface drainage and the installation of low berms will hold water on-site creating natural wetland conditions.

By submitting this application, we're requesting Township approval or recognition that no Township approval is required for this restoration project.

Todd Losee
President

Professional Wetland Scientist #1733

Tyler Smith
Director

Professional Wetland Scientist #3220

Attachments: Representative Wetland Mitigation Bank Photos
South Haven Site Plan Review Application
Landowner Authorization Letter
EGLE Approval Letter
South Haven Mitigation Bank Site Plans



NISWANDER
ENVIRONMENTAL

Finding solutions in a complex world

Representative Wetland Mitigation Bank Photographs



Photo 1

Clinton River Wetland Mitigation Bank
St. Clair County, MI



Photo 2

Huron River Wetland Mitigation Bank
Monroe County, MI



Representative Wetland Mitigation Bank Photographs



Photo 3

Kalamazoo River Wetland Mitigation Bank
Eaton County, MI



Photo 4

Kalamazoo River Wetland Mitigation Bank
Eaton County, MI



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION



PHILLIP D. ROOS
DIRECTOR

February 12, 2025

VIA EMAIL AND U.S. MAIL

Steve Niswander
Niswander Environmental, LLC
9436 Maltby Road
Brighton, Michigan 48116

Dear Steve Niswander:

Subject: South Haven Mitigation Bank

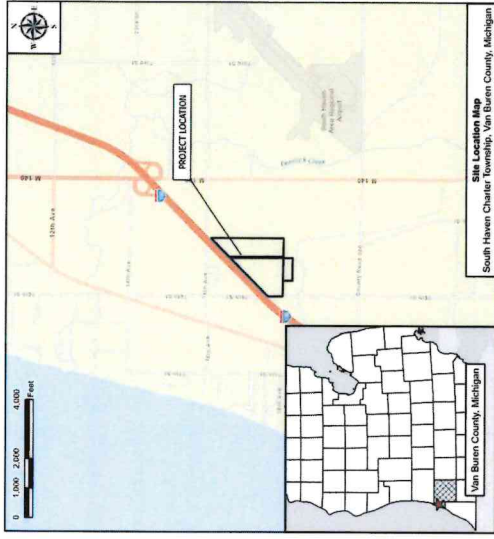
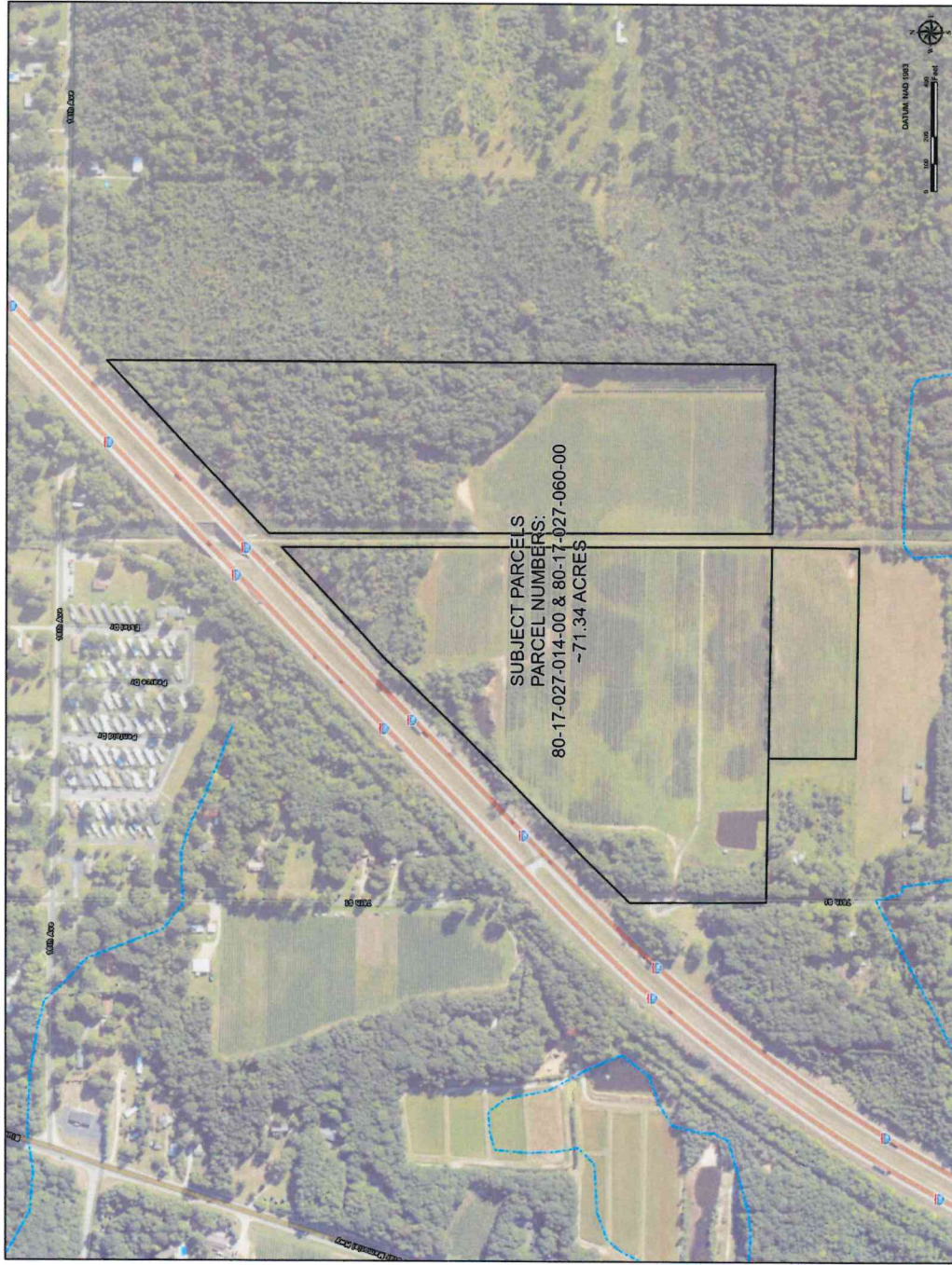
Per your request, the purpose of this letter is to verify that the property commonly referred to as the proposed South Haven Mitigation Bank, located east of 76th Street and south of US-31 in Section 27 of South Haven Township (T01S, R17W), Van Buren County, Michigan has been determined to be suitable for a wetland mitigation bank site by the Department of Environment, Great Lakes, and Energy (EGLE). EGLE has reviewed the site and concurs that the site has a history of farming, is predominantly upland, and has a high likelihood of success as a wetland bank. EGLE supports the development of wetland mitigation banks in the Paw Paw River Watershed in compliance with the approved watershed management plan and is looking forward to working with you to make this project a success. If you need further information or assistance, please contact me at 517-282-5768 or penningtonm@michigan.gov.

Sincerely,

Michael Pennington
Wetland Mitigation Specialist
Water Resources Division
517-282-5768

South Haven Mitigation Bank

Paw Paw River Watersheds & Ecoregion VI.3.2 Southern Lake Michigan Lake Plain
 South Haven Charter Township (T.01S, R.17W, S.27), Van Buren County, Michigan



Sheet Index

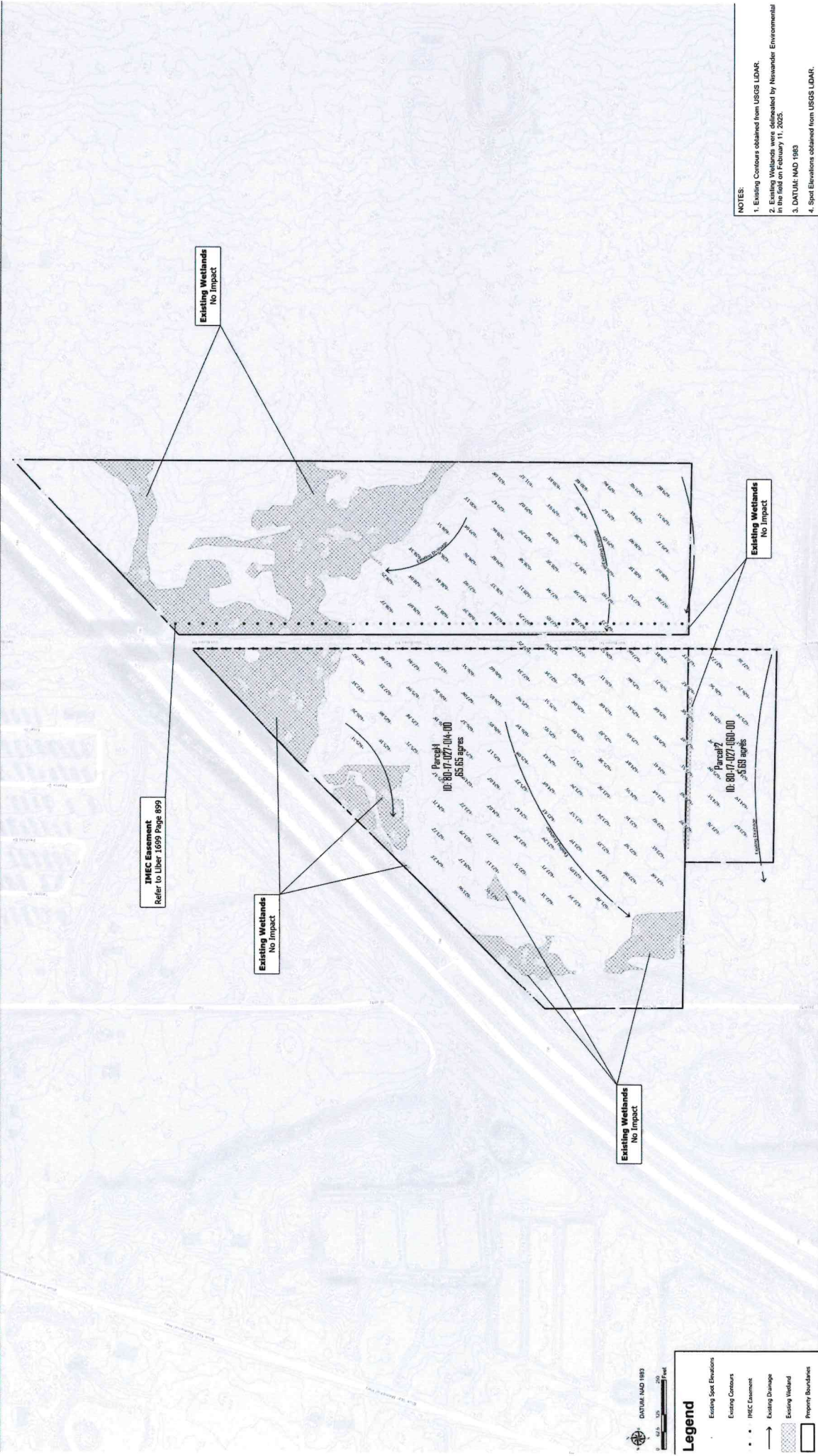
- Site Location
- Existing Conditions
- Site Plan
- Planting and Monitoring Plan

- Sheet 1
- Sheet 2
- Sheet 3
- Sheet 4



TOPOGRAPHIC SURVEY FOR 17711 76TH STREET, SOUTH HAVEN CHARTER TOWNSHIP, MICHIGAN 49090

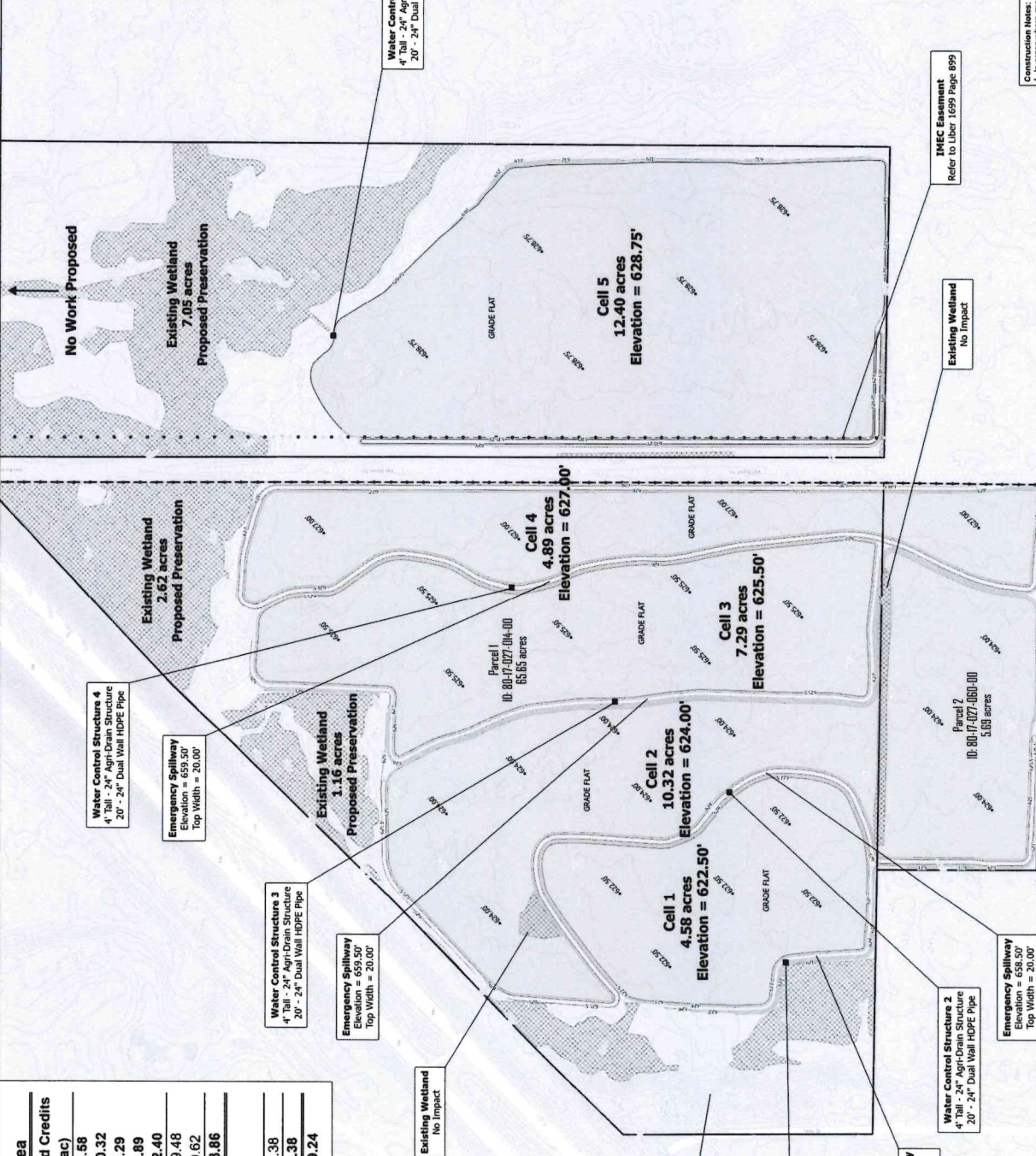
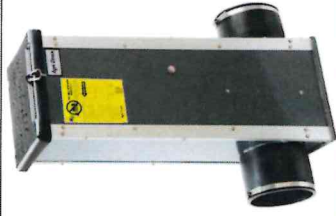
Parcel 1 ID: 80-17-027-014-00 (5.45 acres)
 420 27' x 17' 54" x 703'705 1171-249 1452-64 1454-430 1584-1586 1773-649 ** W
 3/4 OF NW 1/4 LY SELY OF I-96 ROW EX RR ROW.
 Parcel 2 ID: 80-17-027-060-00 (5.69 acres)
 455-A 27'-1-17 1171-249 1452-64 1454-433 1584-1586 1773-649 *** BEG AT NE
 COR N 1/2 NW 1/4 SW 1/4 TH W 800' TH S 336.7' TH E 800' TH N 336.7' TO
 BEG EN RR ROW.



<p>Drawn: EAW 2023-02-13</p> <p>Job No: ME 1879</p>	<p>Revisions:</p>	<p>South Haven Mitigation Bank Existing Conditions 17711 76th Street, South Haven Charter Township (Parcel Numbers: 80-17-027-014-00 & 80-17-027-060-00) Section 27 of South Haven Charter Township (T01S, R17W), Van Buren County, Michigan</p>	<p>Client: South Haven Mitigation Bank Owner: 72nd Avenue Farm, LLC Design Approved by: Tyler J. Smith, PWS, CERP</p> <p style="text-align: right;">2 OF 4</p>
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1500 Michigan Road, Brighton, MI 48116
 810.215.9199 office 810.215.0653 fax

Agri Drain Water Control Structure Detail



Proposed Wetland Mitigation Bank Area	
Cell Number	Wetland Credits (ac)
1	4.58
2	10.32
3	7.29
4	4.89
5	12.40
TOTAL =	39.48
Existing Wetland =	-0.62
Mitigation Credits =	38.86
Area Preservation	
Preservation (ac)	Ratio
Area 1	3.80
TOTAL =	0.38
Total Credits Available =	39.24

- Construction Notes:**
1. In areas where excavation exceeds 6', topsoil will be stripped, stockpiled and replaced to match existing conditions.
 2. The entire site will have a minimum of 6" of topsoil upon construction completion.
 3. All outside drainage shall be maintained.
 4. All required permits and authorizations shall be obtained prior to commencement of construction.

Bank Sponsor: 72nd Avenue Farm, LLC
 72nd Avenue Farm, LLC
 72nd Avenue Farm, LLC
 Design-Approved By: Tyler J. Smith, PWS, CERP

South Haven Mitigation Bank
 Site Plan
 Parcel Numbers: 80-17-027-014-00 & 80-17-027-060-00
 Section 27 of South Haven Charter Township (T01S, R17W), Van Buren County, Michigan

Job No: NE 1979
 Date: 2023-02-13

Revisions:

Legend

- Proposed Spillway
- Proposed Water Control Structures
- Existing Contour
- Proposed Contour
- IMEC Easement
- Existing Wetland
- Proposed Wetland Cells
- Project's boundaries

Scale: 1" = 200'

North Arrow

Scale: 1" = 200'

North Arrow

Scale: 1" = 200'

North Arrow

SOUTH HAVEN CHARTER TOWNSHIP
Draft MINUTES OF REGULAR MEETING
WEDNESDAY, FEBRUARY 12, 2025

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

Absent: DeGrandchamp and Lewandowski

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

Motion by Wiatrowski, supported by Poole, to approve the Minutes of the January 8, 2025 Regular Meeting as presented. All voted in favor. Motion carried.

Motion by Wiatrowski, supported by Poole, to approve creating a Resolution in support of HB4027 and HB4028. All voted in favor. Motion carried.

Chief Brandon Hinz was in attendance to give a report for SHAES.

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

Supervisor Stein reported that two projects failed getting MSHDA funding and will be trying again. He also reported that Mandy and he are completing their training on Granicus for Short Term Rentals.

Motion by Wiatrowski, supported by Poole, to approve Resolution 25-03 supporting Local Bridge Funding. All voted in favor by roll call vote. Motion carried.

Motion by Bertorelli, supported by Fisher, to approve Resolution 25-04 Poverty Exemption Resolution. All voted in favor by roll call vote. Motion carried.

Motion by Poole, supported by Wiatrowski, to open the Public Hearing to consider amending the PA425 agreement on M140 with the City of South Haven for the Samaritas project. All voted in favor. Motion carried.

Supervisor Stein explained the 425 agreement and the area on M140 Hwy that it covered for development purposes. Samaritas is going for a MSHDA funding for a project in this area and since the township planning process moves quicker we feel the need to amend the original agreement. There will be 53 apartments and the developer needs to have his information submitted by April.

Michael Saenz asked what a 425 was.

Supervisor Stein explained that the ownership doesn't change but jurisdiction is transferred. This amendment will reverse that change for this area.

Trustee Wiatrowski asked what properties were involved and why not all of the properties in that area.

Supervisor Stein explained that some had already been recently developed so their inclusion was not necessary.

Diane Rigozzi of Senior Services thanked the board for moving quickly.

Motion by Poole, supported by Wiatrowski, to close the public hearing. All voted in favor.

Motion by Poole, supported by Wiatrowski, to approve Resolution 25-05 Amending the PA425. All voted in favor by roll call vote. Motion carried.

Motion by Bertorelli, supported by Fisher, to open the public hearing for considering amendments to the Short Term Rental Ordinance. All voted in favor. Motion carried.

Trustee Wiatrowski suggested the following changes: During registration home owners should supply a copy of their Use Tax License. If they are a member of an HOA homeowners should supply a copy of a letter of approval from the HOA. Home owners should send a letter to their adjacent neighbors letting them know they will be renting their property. The current list of items that home owners need to supply renters should be kept in a binder visible to the renter.

Supervisor Stein suggested that the clerk type up the changes and email the amended document to board members to view. Then if there are no more questions it can be forwarded to the attorney.

Clerk Bertorelli mentioned that she has had property owners wonder if they could rent out their properties more than once a week as long as the renters are there at least 3 days. Board members felt we should keep the current status of only renting a property once a week with a minimum of 3 days.

Motion by Wiatrowski, supported by Fisher, to close the public hearing. All voted in favor. Motion carried.

Motion by Poole, supported by Wiatrowski, to approve Resolution 25-06 to Adopt Ordinance #167 Zoning Text Amendments. All voted in favor by roll call vote. Motion carried.

Motion by Wiatrowski, supported by Bertorelli, to approve Resolution 25-07 Introducing Ordinance #167 a Pilot for Sunset Grove. All voted in favor by roll call vote. Motion carried.

Motion by Poole, supported by Wiatrowski, to accept the Planning Commission's recommendation for a special use by Stash Ventures LLC for a marijuana business. All voted in favor by roll call vote. Motion carried.

Motion by Wiatrowski, supported by Fisher, to approve the Lease Agreement with Best Way for operating the transfer station. All voted in favor. Motion carried.

Motion by Wiatrowski, supported by Fisher, to approve the Fee Schedule changes suggested by the Zoning Administrator. All voted in favor. Motion carried.

Reports from various committees and authorities were received. W.C. Askew was in attendance for the Road Commission, Diane Rigozzi reported for Senior Services.

Motion by Fisher, supported by Wiatrowski, to approve payment of anticipated bills in the amount of \$94,188.27. All voted in favor by roll call vote. Motion carried.

Motion by Fisher, supported by Poole, to cover expenses for the Treasurer to attend a seminar. All voted in favor. Motion carried.

The Clerk reported that she is going through the Policy Book and will bring changes for removing outdated items at the next meeting.

There was board consensus to increase the FOIA amount for copies to \$1.00 a copy.

Meeting adjourned at 8:41 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor