

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

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – Apr 2 2025

Public Comments on Non-Agenda Items

Public Hearing

Safe and Easy Self Storage LLC has petitioned for Preliminary review residential PUD (Planned Unit Development) to construct 35 homes. V/L 73rd Street (approx. 05200), 80-17-011-032-60.

Review by Staff, Questions from Commissioners

Presentation by Applicant, Questions from Commissioners

Chair formally opens the Public Hearing for Public Comment:

1. Individual recognized by chair - stands & states name & address
2. All comments & questions shall be directed to the chair
3. Comments & questions limited to 5 minutes per person
4. Written comments & petitions are read

Chair closes the public hearing

New Business

- a. Discuss Preliminary review PUD
- b. Any other business that may come before the commission

Unfinished Business

- a. Continue zoning ordinance update, commercial, industrial districts
- b. 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, April 2, 2025

draft

1) Call to Order: 7:00 PM

2) Role Call:

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

Audience:

Zoning Administrator: Tasha Smalley

Brad Kotrba

Motion by Poole to excuse Meyer, second by Kiry, 6-0 yes, motion passed.

3) Approval of the Agenda

Motion by Kiry to approve the agenda as presented, second by Tippman, 6-0 yes, motion passed.

4) Approval of the Minutes

Motion by Nicol to approve the minutes of February 5, 2025 with correction: motion for wetland mitigation 17711 76th was not a roll call vote, second by Tippman, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - Received MTA (Michigan Township Association) flyer regarding having some classes on hot topics.

7) Public Hearing – none

8) New Business –

- a. Review draft text amendment language to allow drive-thru window for Marihuana Business Establishments, 15.34#10h. Smalley presented rough draft text:
 - A drive-through window is permitted. Only 1 per premise.
 - Shall be part of the main building, not allowed in an accessory building or mobile center.
 - Shall meet all building code requirements and state requirements.
 - 3 stacking spaces, with each space being at least 20 feet long. Cars stacking in the road right of way is prohibited.

Nicol stated should be more added to building code and state code requirements, be more specific. Brad looked up Cannabis Regulatory Act and found some language that could be added regarding specifics on window type, construction. Smalley will work on additional language.

9) Unfinished Business –

a. Zoning Ordinance update, Brad Kotrba, Williams and Works. Residential Districts, LDR MDR HDR and MFR.

Review of proposed Articles XI through IX. Discussion should center around permitted uses, special uses, and any additional standards. In addition, should we include more specific development standards in the Multifamily Residential District.

Discuss the addition of density bonuses and other methods to allow developers to increase the density for residential development and specifically what districts these

Remainder of the districts will be reviewed at the next meeting.

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole – working on STR ordinance amendments, Applewood Condo to improve road to be taken over by VBCRC, discussed what to do with marihuana money from state

Zoning report – Smalley – PH for May, PUD res project 73 ½ St

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:10pm

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, May 7, 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:

Safe and Easy Self Storage LLC has petitioned for Preliminary review residential PUD (Planned Unit Development) to construct 35 homes. V/L 73rd Street (approx. 05200), 80-17-011-032-60.

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: April 15, 2025

From: Tasha Smalley, Zoning Administrator

RE: Preliminary review, PUD -rezone

Meeting date: May 7, 2025

Owner: Safe and Easy Self Storage, LLC

Owner address: P.O. Box 277, Coloma MI 49038

Subject Property: V/L 73 ½ Street, South Have Township

Parcel #: 80-17-011-032-00

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

PUD Article 16

Analysis

Property 80-17-011-032-00 is a legal conforming lot of record

Lot area approx. $790 \times 395 = 7.1$ acres

Proposed project:

Preliminary review PUD, rezone HDR, 35 homes (homes are attached; townhouse style)

PUD II is a Rezone

Building size 30x50, 1500sqft

The dwelling will be on 2nd story, approx. 1000-1200sqft

The plan has been sent to: DPW, FD, DC, RC

The applicant and engineer working with the agencies for Prelim 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 SAKE + ENZY SELF STORAGE (DAU CRIST)
Address P.O. Box 277 City Colonia Zip MI
Telephone 269-944-9962 Email dauilucrist@yahoo.com
Representative (if applicable) Dau Crist
Telephone Same Email Same

Applicant (if different from Owner)

Name _____
Address _____ City _____ Zip _____
Telephone _____ Email _____

Property Address: V/L 73 1/2 St

Property Number 80-17- 011-032-60

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 X;
(Other) _____

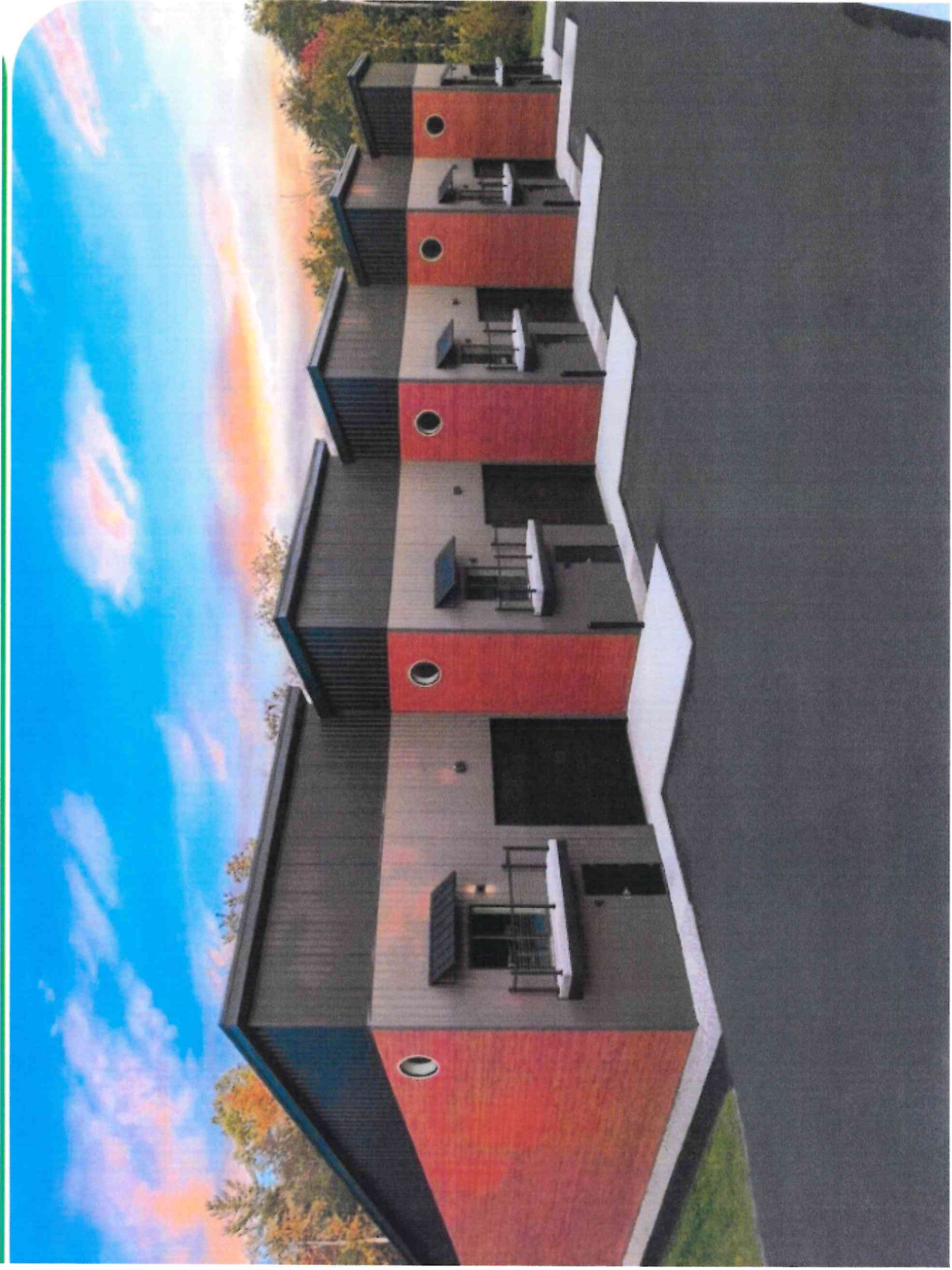
Describe proposed activity/use: Construct 35 homes

(attached homes)

Signature of Property Owner [Signature] Date 3-25-25

Signature of Applicant [Signature] Date 3-25-25

(owner and applicant must sign)



-sample -



- Sample -

SOUTH HAVEN CHARTER TOWNSHIP
Draft MINUTES OF REGULAR MEETING
WEDNESDAY, APRIL 9, 2025

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

Absent: DeGrandchamp

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 March 12, 2025 Regular Meeting as presented. All voted in favor. Motion carried.

Zach Kenreich was in attendance to give a report for SHAES.

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

Supervisor Stein reported that the 73rd Street apartment complex has submitted an application with MSHDA. He also reported that the Planning Commission continues to work on updating the Zoning Ordinance and are working on changing density which could help with affordable housing. Also, the township owns property it could consider for development. He reported that Granicus should be ready to work with our Short Term Rentals in May.

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

Supervisor Stein – The Road Commission will accept the road after the repairs are completed, the assessment is for 10 years and the cost is approximately \$7300.00 per property.

Jim Horan – 73140 6th Avenue – does the estimate include bond costs.

Supervisor Stein – the Township is floating the loan.

Tim Cagle – 73195 Cider Ct. – Do we know when we will put the bid out?

Bret Witkowski – Probably June and costs have been coming in under estimates.

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

Motion by Wiatrowski, supported by Lewandowski, to approve Resolution 25-11 a Special Assessment District. All voted in favor by roll call vote. Motion carried.

Motion by Wiatrowski, supported by Lewandowski, to approve a lawn maintenance contract with Moreno and Sons contingent upon a signed contract reflecting their bid and proof of insurance. All voted in favor. Motion carried.

Motion by Lewandowski, supported by Wiatrowski, to adopt Resolution 25-13 to Adopt Ordinance #168 Short Term Rental Ordinance with Amendments. All voted in favor by roll call vote. Motion carried.

Ted Guimond a resident of CR 689 asked that we consider allowing his Short Term Rental to receive an exception and allow for shorter stays as his rental home is in the middle of a commercial area. It was recommended to Mr. Guimond that we seek an amendment for his situation and allow for the Short Term Rental Ordinance as is become law in the meantime.

Motion by Poole, supported by Wiatrowski, to adopt the 2021 International Fire Code. All voted in favor. Motion carried.

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

Motion by Fisher, supported by Lewandowski, to approve payment of anticipated bills in the amount of \$210,301.69. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 8:51 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor