

South Haven Charter Township
09761 Blue Star Hwy, South Haven
Regular Planning Commission
June 4, 2025 at 7:00PM
Agenda

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – May 7, 2025

Public Comments on Non-Agenda Items

Public Hearing

Applicant Robert Nydza has petitioned for Preliminary PUD (Planned Unit Development) V/L 6th Ave, 80-17-012-014-00, for a residential development, 10 acres, approx. 10 homes.

~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 acknowledged/read*

~Chair closes the public hearing

New Business

- a. Discuss Preliminary PUD review, 6th Ave, 80-17-012-014-00
- b. Site Plan Review, Matt Bakker, Landscape Design. 71355 CR 388, 80-17-012-026-05, new use: Landscape Design Services, satellite office, storage of materials and equipment.
- c. Any other business that may come before the commission

Unfinished Business

- a. Continue zoning ordinance update, Overlay Districts, district chart of uses
- 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, May 7, 2025

draft

1) Call to Order: 7:00 PM

2) Role Call:

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

Audience:

Zoning Administrator: Tasha Smalley

Brad Kotrba

Applicants

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Nicol to approve the minutes of April 2, 2025 with correction: change Poole to present, second by Tippman, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing –

Safe and Easy Self Storage LLC has petitioned for Preliminary review residential PUD (Planned Unit Development) to construct 35 homes. V/L 73 ½ Street (approx. 05200), 80-17-011-032-60.

Smalley briefly went over the application: Preliminary review for PUD Type II rezone to HDR. Property is 7.1 acres. Proposed project is 35 homes, mostly attached single family homes, approx. 30x50.

Ade Adewoye, Architect provided floor plan and exterior elevation; stated the end units will be 3 bedrooms.

Open Public Hearing 7:13p

No public comment

No correspondence received

Nicol asked about egress; Mr. Adwwoye stated there will be 2 exit doors, one in the front and one in the back.

Mr. Adewove stated there will be a lot of landscaping to help soften the buildings.

Mr. Pirsein, Merritt Midwest, Engineer, went over the infrastructure: proposed private sewer, extend water main, add a fire hydrant, 2 entry ways, working with Peterson Environmental for permits with EGLE for wetland areas.

Tippman asked if the development will be phased; owner Mr. Crist said yes, maybe 3-4 phases.

No further questions or comments

Motion made by Kiry to close the public hearing at 7:22, second by Dibble, 7-0yes, motion passed.

8) New Business –

a. Discuss Preliminary review PUD

Odland read over the Review Standard in 16.09 A-J, consensus the standards are met for the preliminary. Dibble questioned the parking; size of spaces, any area for overflow parking.

Motion by Nicol to approve the Preliminary site plan for rezone PUD Type II to HDR with conditions: final site plan provides all the requirements per PUD ordinance and review and/or permits from the agencies including but not limited to: road commission, drain commission, fire department, City for water and sewer. Second by Kiry. Roll call vote: Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes. 7-0yes, motion passed.

9) Unfinished Business –

a. Zoning Ordinance update, Brad Kotrba, Williams and Works. Commercial and Industrial Districts.

Review of proposed Articles X through XIII. Discussed permitted uses, special uses, and any additional standards. Combined districts together. Added new term live/work units. Combined uses together that were same use group.

Next meeting work on Overlay district, and create the table with uses, then supplemental standards.

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole – adopted STR ordinance amendments, may go back and amend the length of stay per zoning district.

Zoning report – Smalley – Site plans for June, site plan review for landscape company and preliminary PUD for housing development.

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:00pm

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 matter on Wednesday, June 4, 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 Robert Nydza has petitioned for Preliminary PUD (Planned Unit Development) for a residential development, 10 acres, approx. 10 homes.

PLEASE TAKE FURTHER NOTICE that the application 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: May 20, 2025
From: Tasha Smalley, Zoning Administrator
RE: Preliminary review, PUD – special use
Meeting date: June 4, 2025

Owner: Robert Nydza

Owner address: 10710 Gast Rd, Bridgman MI 49106

Subject Property: V/L 6th Ave, South Haven Township

Parcel #: 80-17-012-014-00

MDR – Medium Density Residential

Minimum lot area – W/S – 15,000 sq ft; 1 acre

Minimum lot width – W/S – 90 ft; 150 ft

Front setback – 35 ft right-of-way

Side setback – 10 ft

Rear setback – 50 ft

PUD Article 16

Analysis

Property 80-17-012-014-00 is a legal conforming lot of record

Lot area approx. 1305x657 –19.52 acres

- to be divided, proposed area for PUD will be 10acres

Proposed project:

Preliminary review PUD, special land use, residential 10 units
proposed

PUD I - special use

Home is sizes approx. 1000-1200 sq ft

The plan has been sent to: DPW (health Dept, septic/well), DC, RC,

Township for private road – The Board approved a reduction in right-of-way from 66ft to 33ft. This property is unique and dead ends at this property with only 33ft of right-of-way. The improvement of the road will meet all the standards in the private road ordinance and the requirement of the fire department. The Board will review the private road with the final site plan.

FD received

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 mtsallagan@frontier.com

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

Property Owner

Name Robert Nydza

Address 10710 East Rd City Bridgman Zip 49106

Telephone 734-474-0878 Email robertnydza@gmail.com

Representative (if applicable) _____

Telephone _____ Email _____

Applicant (if different from Owner)

Name _____

Address _____ City _____ Zip _____

Telephone _____ Email _____

Property Address: V/L 6th Ave, South Haven, MI 49090

Property Number 30-17- 012-014-00

Current Zoning Classification and Use MDR, PUD

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

Commercial Use _____; Industrial Use _____; Multi-family Use _____; Temporary Use _____;

Grading/Paving _____; Special Use _____; Site Condo _____; PUD ☒;

(Other) _____

Describe Proposed activity: Constructing \approx 1,000 sq ft cabins/single family homes for use as short-term rentals

Signature of Property Owner [Signature] Date 5/5/25

Signature of Applicant [Signature] Date 5/5/25

(owner and applicant must sign)



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: Merritt Midwest INC, Rob Pirsein

Address of Applicant: 13560 76th ST/rpirsein@merrittmidwest.com

Applicant Telephone No: 269-637-9205/269-217-2524

Project name, if any: 6th Avenue Cottages, Project# 25-027 4/9/25

Project location: No address given, 70400 BLK 6th AVE dead end east of CR-689

Brief project description: Development for 10 small cottages & upgrading current driveway

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

Is water pressure adequate for the project? ☐ Yes ☒ No
If no, explain: No hydrants

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 2021 edition, all roads to support a minimum of 75,000 lbs, any secured entrance requires a Knox Box

Review performed by Keith Bierhalter Deputy Chief/Fire Marshal

Date 5/12/25

Keith Bierhalter DC/FM

Memorandum: South Haven Charter Township Planning Commission
Date: May 20, 2025
From: Tasha Smalley, Zoning Administrator
RE: Site Plan Review

Meeting date: June 4, 2025

Owner: 152nd Farm LLC

Owner address: 7351 West Olive Rd, Holland MI 49424

Name of Owner: Matt Bakker, Landscape Design

Subject Property: 71355 CR 388, South Have Township

Parcel #: 80-17-012-026-05

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

11.02 SS Office (landscape business), with minimal outdoor storage of landscape material/supply (example, woodchips, mulch)

Article 22 Site Plan Review – 22.06C#3 Waivers

Considering this a site plan with waivers; infrastructure already existing.

The Planning Commission may require additional information for full site plan.

Analysis

Property 80-17-012-026-05 is a legal conforming lot of record

Lot area approx. 7.29 acres, 365ft (CR 388)x660; 261ft (CR 698)x785ft

Proposed project:

Convert existing building & tack room to office and storage for Landscape business. No exterior construction proposed; using existing driveway, building, parking. Material storage area enclosure will be added. Minimal interior construction is required; large area is open and will be used for storage; the tack room area will be used for office- I assume some upgrades will be needed for the office use.

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269-637-3305 shtwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallagan@frontier.com

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

Property Owner

Name Kip Harden- *The applicant is closing on the purchase of the property on May 16th.

Address 66726 8th Ave City South Haven, MI Zip 49090

Telephone _____ Email _____

Representative (if applicable) Nederveld, Inc. Attn: Jon DePoy

Telephone 616-240-6922 Email jdepoy@nederveld.com

Applicant (if different from Owner)

Name 152nd Farm LLC - matt Bakker, Landscape Design

Address 7351 West Olive Rd City Holland, MI Zip 49424

Telephone 616-886-2687 Email mbakker@landscapedesign.com

Property Address: 71355 CR 388

Property Number 80-17- 012-026-05

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:

The site will be used as a satellite campus for Landscape Design Services. Areas of storage for materials and equipment is depicted in the included site plan.

Signature of Property Owner _____ Date _____

Signature of Applicant  Date 5/5/25

(owner and applicant must sign)