

**South Haven Charter Township
09761 Blue Star Hwy, South Haven
Regular Planning Commission
August 6, 2025 at 7:00PM
Agenda**

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – June 4, 2025

Public Comments on Non-Agenda Items

Public Hearing

1. Safe and Easy Self Storage LLC has petitioned for final review residential PUD (Planned Unit Development) to construct 45 homes. V/L 73rd Street (approx. 05200), 80-17-011-032-60, 80-17-011-001-01, [80-53-620-050-00]
2. Samaritas Affordable Living Sunset Grove, Senior Service of Van Buren County have petitioned for a special use to construct a 43-unit apartment complex at 08729 M-140 Hwy 80-17-015-005-01/80-53-272-002-00.

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. Review/Discuss/decide final PUD V/L 73rd St
- b. Review/discuss/decide special use 08729 M-140
- c. 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- ZO update for Sept meeting

Public Comment

Commissioner Comments

Adjournment

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, June 4, 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

Audience:

Zoning Administrator: Tasha Smalley

Applicants

Lots of audience

3) Approval of the Agenda

Motion by Tippman to approve the agenda with removal of Unfinished Business a. Zoning Ordinance update, second by Meyer, 7-0 yes, motion passed.

4) Approval of the Minutes

Motion by Nicol to approve the minutes of May 7, 2025 as presented, second by Dibble, 7-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - 4 letters acknowledged at end of public hearing.

7) 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, 10acres, approx. 10homes.

Smalley briefly went over the application: Preliminary review for PUD Type I, special use, MDR. Property is 20 acres. PUD proposed on 10 of the 20 acres. Proposed 10 homes. Township approved private road with 33ft right-of-way (May 14, 2025).

Robert Nydza, owner of the property, also went over the project. Planning 10 short-term rental homes. Plan is to keep as much woods and trees as possible, only remove what is necessary for the project. Odland asked what the timeline of construction; Mr. Nydza stated approximately two homes a year, maybe more. The homes are proposes in a circle and in the middle there will be a grassy area for gathering; fire pit, picnic tables, maybe pavilion, not planning a “club house”.

Tippman asked what time of rental, Nydza stated a week to week rental (7days).

Nicol stated the plan was weak and did not explain/show what the project was. Asked about the house layout/design, number of bedrooms, etc. Also asked about how many trees keeping, along the road? The area in the middle? How much of the road will be paved? Mr. Nydza stated plans to keep as many trees as possible in the front for screening and will clear trees in the middle area, but keep any large mature trees. Floor plans will accommodate up to approx. 4-5 people. The pavement will be extended from the existing pavement to the property line and the rest of the drive will be upgraded to a private road and be improved to private road standards.

Rob Pirsein, Merritt Midwest Engineer, spoke on proposed septic and well; original plan was for each house to have own systems and will conversation with county health department might now be a community septic and well. Soil testing starting June 17.

Odland asked if there will an on-site manager? Mr. Nydza stated there will not be an on-site staff person. The check-in will be from on line reservation and keypad. If there is a probably, a guest would email the website.

Odland asked why only 10 homes and not the 38 max permitted; Mr. Nydza stated wants to keep rural and keep trees. Was designed to be only 10 homes.

Dibble stated this is a resort, not single family homes. Short term rental is a business, business not allowed in MDR. Need the attorney opinion regarding this topic.

Motion by Poole to Open the Public Hearing 7:31p, second by Tippman, 7-0yes motion passed

Public comments

Shannon Kellogg 71145 6th Ave, lived in area since 2002, concerned with new people in and out, not enough police resources.

Tammy Schnoberger 70434 6th Ave, lives across the street for 30 years, opposed to strangers coming in and out; no more than 4 dwellings allowed on 20 acres.

Jamie Cowell 70416 6th Ave, multi-generation family, will not feel safe, asked number of people in each unit, traffic concerns, well concerns; do not want this to drain wells.

Mr. Nydza responded, approx. 4-5 people per unit. Design will not allow more people.

Shannon Aldridge 70442 6th Ave, lived in the area for 13 years, lot of people walk dogs, kids, bikes, concerned with new traffic this will generate, well concerns, does not want this to drain wells. Opposed to business purpose of land. Concerns with traffic safety, hard to see in places on 6th Ave.

Vikie Olson 70700 6th Ave, opposed to this commercial venture, short term rental is a business, like a hotel; will lower property value; small road will issues already.

Richard Valkner 70450 6th Ave, 4 homes are allowed in 20 acres, wanting number of homes to be clarified, worried about potential of what could be developed.

Jan Jones 71822 6th Ave, concerned with traffic; the road issues were brought up to the Board and no resolve to fix it; the road does not have shoulder; cut through to 73rd.

Edan Valkner 70450 6th Ave, same traffic concerns as mentioned; his property is at the end of the easement and has been since 1932. Concerns with easement improvements and disrupting inground utilities; questions of legality of improving the easement to a private road; concerns with road being blocked and not being able to get in or out; concern with people trespassing; would like conditions placed on project: no fires, no fireworks, more strict noise ordinance, no drones.

Tom Campbell 71872 6th Ave, concern with the STR response, complaint, need someone on site to be responsible and quick to respond.

Brian Griffin 06213 Springhill Dr, concerns with the easement, is it public or private, referred to 16.08A#1&2

Robert Trowbridge 01250 Blue Star, asked when draft minutes would be available

Vickie Olson, owner Mr. Nydza lives in Bridgman, too far away to respond; has the DNR been contacted or a study done to protect endangered species?

Tammy Schnoorberger, stated the area lose power a lot, concerns that this project will add to much to the electric service; asked if background checks were done for renters

Chairperson Odland read the letters submitted

Mildred Suhr 9311 W Nagle Ln Rathdrum ID, David Suhr 70477 6th Ave South Haven

Tom Campbell and Jan Jones 71822 6th Ave

Linda Weintraub

Dennis and Vicki Olson, 2 letters

No further questions or comments

Motion made by Poole to close the public hearing at 8:20, second by Nicol, 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 with additional reviews and studies done.

Dibble stated no business use allowed in MDR. STR is a commercial business.

Request the attorney to give an opinion on single family home vs short term rental, business.

Per Mr. Nydza, no extra lighting, just light on the homes, no street lighting proposed

Discussed the potential of wetlands, possible endangered and/or protected species. Request an environmental report to state if there is wetland area(s) and study for species.

Will need drain commission review and/or approval for final

Lots of concern about possible expansion to more than 10 proposed home. Mr. Nydza stated a few times that the way the homes are designed there is not room to build more. Idea is to keep as many trees and

keep rural woods feel. Odland asked if he would preserve the land, conservation easement. Mr. Nydza said he would be able to do a conservation easement stating the land cannot be further developed.

Discussed the traffic concerns, lot of concern stated during public comment about the state 6th Ave is in and what this additional traffic could do to the road. Request a traffic study be done.

Discussed the easement becoming a private road, would like to see the easement paperwork

Items to provide for final site plan:

1. All items required in the PUD ordinance for final site plan
2. Drain commission review / approval of storm water management
3. Road commission approval for the road end extension
4. Environmental study including wetlands and species (protected and/or endangered)
5. Traffic study
6. Copy of the existing easement language; easement for Valkner to access their property
7. Copy of draft language for conservation easement to protect the remainder of the property from being built
8. The Township will get an opinion from the attorney regarding single family home vs short term rental if considered a business use or a single family home regulated by the short term rental ordinance; resort, business

Recess meeting at 8:49p

Reconvene meeting 8:59p

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.

Smalley went over the application: site plan review to change use of the property. Last use was horse barn and tack store. Proposed use is Landscape business satellite office, main office is in Holland. There will be an office and storage of vehicles and an area for storage of mulch. No retail sales of landscape materials. Smalley asked Mr. Bakker if he closed on the property, he stated yes closed on May 16.

Mr. Bakker went over application; main office is out of Holland, been in business since 90's. Already 4 trucks servicing the South Haven area; use the property as is for now to start storing trucks; plans to update the property and will submit site plan at that time.

Dibble asked about outside storage, Mr. Bakker stated there would be an area for mulch, wood chips, but not an area to bring and store yard debris.

Chairperson Odland went over 22.06D, Criteria for Site Plan Review

1. Surface water drainage – does not apply, no work being done. The site is already established.
2. Drives, parking, circulation – does not apply, already built out. A permit from the road commission will be required for new use of the property. Parking area already existing.
3. Roads, utility service and infrastructure – does not apply, no work being done, utilities already exists
4. Signs and lighting – no sign or lighting proposed. If sign and lighting proposed a new site plan will be submitted.
5. Screening and buffering – Mr. Bakker stated he will be putting in a row of trees on the east property line to screen the adjacent resident.

Motion by Poole to approve the site plan at 71355 CR 388, 80-17-012-026-05 for change of use with

condition: driveway permit is obtained from the Road Commission, second by Meyer. 7-0yes, motion passes.

9) Unfinished Business – none

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole – Board approved the private road with 33ft of easement for Mr. Nydza 6th Ave, 80-17-012-014-00

Zoning report – Smalley – nothing to report

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:30pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary

Memorandum: South Haven Charter Township Planning Commission
Date: July 8, 2025
From: Tasha Smalley, Zoning Administrator
RE: Final review, PUD -rezone
Meeting date: August 6, 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

**Added 80-17-011-001-01 and 80-53-620-050-00

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, 80-17-011-001-01 are legal conforming
lots/parcel of record

Lot area approx. $790 \times 395 = 7.1$ acres
Approx. $360 \times 350 = 3.03$ ac
[80-53-620-050-00 1.44ac]

Proposed project:

Final review PUD, rezone HDR, 45 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

Acquired parcel(s) to the north and added to project for additional 10
homes. Total 45 homes.

The plan has been sent to: DPW, FD, DC, RC, City (I have been told
reviews should be provided by the meeting date)

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 mtsalleagan@frontier.com

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

Property Owner

Name SAKE + EASY 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, 80-17-011-001-01 [80-53-620-050-00]
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 45 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)

Memorandum: South Haven Charter Township Planning Commission
Date: July 22, 2025
From: Tasha Smalley, Zoning Administrator
RE: Special Use and Site Plan Review
Meeting date: August 6, 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. Still need 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.

#2 as part of the application there is no mention of easement access/agreement with SH Warehouse (storage building) – still do not have access agreement.

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

FD – review attached

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

City (DPW) – notes attached

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 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: 0 8729 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 X _____; 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)



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: Jeff Brinks, Venture Engineering, PLLC

Address of Applicant: 8515 Ridgebluff DR SW, Byron Center MI 49315
jbrinks@venturecivil.com

Applicant Telephone No: 616-490-0329

Project name, if any: Sunset Grove at South Haven, Project# 24132, 2/16/25 Sheet C1

Project location: 08729 M-140 HWY

Brief project description: Building a 4 story 43 unit senior living complex

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. FDC to be 5" Storz & field verified during construction for unobstructed access with identifying sign. Address to be large enough on the building to be visible from M-140.

RE: Samaritas - Senior Housing Project

From: Chris May (cmay@southhavenmi.gov)

To: jbrinks@venturecivil.com

Cc: kdisette@southhavenmi.gov; qclark@southhavenmi.gov; bhaberski@southhavenmi.gov; mtsallegan@frontier.com; rbosscher@southhavenmi.gov; dburd@southhavenmi.gov

Date: Wednesday, February 19, 2025 at 05:40 PM EST

In regards to electric, there are no concerns with the availability to serve the building. After we receive the electrical requirements and location layout, we can put a cost estimate together for your team.

R/

Chris May // Electric Department

The City of South Haven // Office: (269) 637-0756 // Cell: (269) 214-0382 // cmay@southhavenmi.gov

Department of Public Works // 1199 8th Ave, South Haven, MI 49090

<https://www.southhavenmi.gov/>

From: Ryan Bosscher <rbosscher@southhavenmi.gov>

Sent: Monday, February 17, 2025 10:26 AM

To: Jeff Brinks <jbrinks@venturecivil.com>; Dana Burd <dburd@southhavenmi.gov>

Cc: Kelly Disette <kdisette@southhavenmi.gov>; Quentin Clark <qclark@southhavenmi.gov>; Bella Haberski <bhaberski@southhavenmi.gov>; mtsallegan@frontier.com; Chris May <cmay@southhavenmi.gov>

Subject: RE: Samaritas - Senior Housing Project

In regards to item number 3 in addition to needing easements from the Senior Center to the north, there is a parcel immediately north of this property that easements will need to be obtained from.

08337 M-140 Hwy

RE: Samaritas - Senior Housing Project

From: Jeff Brinks (jbrinks@venturecivil.com)

To: dburd@southhavenmi.gov

Cc: kdissette@southhavenmi.gov; qclark@southhavenmi.gov; bhaberski@southhavenmi.gov; rbosscher@southhavenmi.gov; mtsallegan@frontier.com; cmay@southhavenmi.gov

Date: Monday, February 17, 2025 at 10:12 AM EST

Good Morning Dana:

I've provided responses to your questions below in red.

Let me know if you have any additional questions or would like to discuss further.

Thanks,

Jeff

From: Dana Burd <dburd@southhavenmi.gov>

Sent: Thursday, February 13, 2025 4:48 PM

To: Jeff Brinks <jbrinks@venturecivil.com>

Cc: Kelly Dissette <kdissette@southhavenmi.gov>; Quentin Clark <qclark@southhavenmi.gov>; Bella Haberski <bhaberski@southhavenmi.gov>; Ryan Bosscher <rbosscher@southhavenmi.gov>; mtsallagan@frontier.com; Chris May <cmay@southhavenmi.gov>

Subject: RE: Samaritas - Senior Housing Project

Jeff,

I received a set of plans from Michigan Township Services with a notice that this project may be on the March 5th South Haven Township PC agenda.

My understanding is zoning review will now go through South Haven Township, but you will still need to coordinate with the City related to water and sewer connections and electric service.

I cannot tell where the sanitary service is going? Please clarify. Based on the surveyed sewer elevation and site grades, we can get a gravity connection if the lateral is run on the south side of the building to the east of the Samaritas site. Samaritas' legal representative is working on determining if they would be willing to grant an easement. If not, a pump station will be required and we would propose to connect near the SE corner of the existing Senior Center building.

Also, some other questions are:

1. Have you been in touch with Van Buren County Drain Commission on stormwater? Yes. Plans, etc. have been submitted for review.
2. Have you been in touch with MDOT on storm sewer re-routing and work in M-140? Not yet. We wanted to make sure that the extent of the work in the R/W for City utilities was acceptable to your office prior to reaching out to MDOT for any permitting. (See also the answer to 5. Below).
3. Access easement with parcel on north side? Samaritas is working closely with the Senior center to the north and will have the appropriate easements/agreements in place for both the vehicular and pedestrian access.
4. Have you been in touch with SHAES? Yes, I spoke with Keith Bierhalter. He requested a couple of minor changes which we are in the process of making.
5. Have you been in touch with City Electrical Department on service layout, meter, and connection costs? Not yet. Because the project involves outside funding, the goal is to obtain site plan and

Special Land Use approval in order be considered for the grants needed to proceed. We are conscious of having your office spend too much time on the construction details until the funding for the project is secured. However, if you believe that there are concerns with the availability of utilities to serve the building, please let me know.

6. Have you been in touch with SHAWSA (City Water/Sewer Dept) on service layout, metering, and connection costs? Same answer as 5.

We may be able to provide a review letter prior to the PC meeting, but will need more information.

For those cc'd at the City – I saved plans here for reference:

I:\Utility Developments\M-140_8729 Senior Housing

Thank you,

Dana R. Burd, P.E. // Public Works Director

City of South Haven // Office (269) 637-0719

DPW // 1199 8th Avenue, South Haven, MI 49090 // www.southhavenmi.gov

South Haven Area Water Sewer Authority // www.shawsa.org

From: Dana Burd

Sent: Thursday, December 19, 2024 4:00 PM

To: Jeff Brinks <jbrinks@venturecivil.com>

Cc: Kelly Dissette <kdissette@southhavenmi.gov>; Quentin Clark <qclark@southhavenmi.gov>; Bella Haberski <bhaberski@southhavenmi.gov>; Ryan Bosscher <rbosscher@southhavenmi.gov>

Subject: RE: Samaritas - Senior Housing Project

Jeff,

Thanks for the quick meeting today so we have a better understanding of this proposed development.

I've attached the surrounding drawings we have for water and sanitary sewer. Looking at GIS in more detail here, there are several unknowns that will need survey and further review/discussion for the development. Here is a summary and a few screen shots from our GIS:

Stormwater – lots of unknowns

- Adjacent storm sewer - It appears storm structures in the MDOT right of way flow across the subject parcel and likely connect through to additional private storm on the parcels to the east. Given the elevations, we suspect there is quite a bit of storm piping not shown on our GIS and that the outfall is to the County Drain east. The ownership of this storm pipe is uncertain and could be MDOT, private, County, etc. The development will need to connect those dots with the adjacent parcels, MDOT, and County Drain office.
- See attached page from MDOT plan 80033.001 from 1972 showing storm at 63+50.

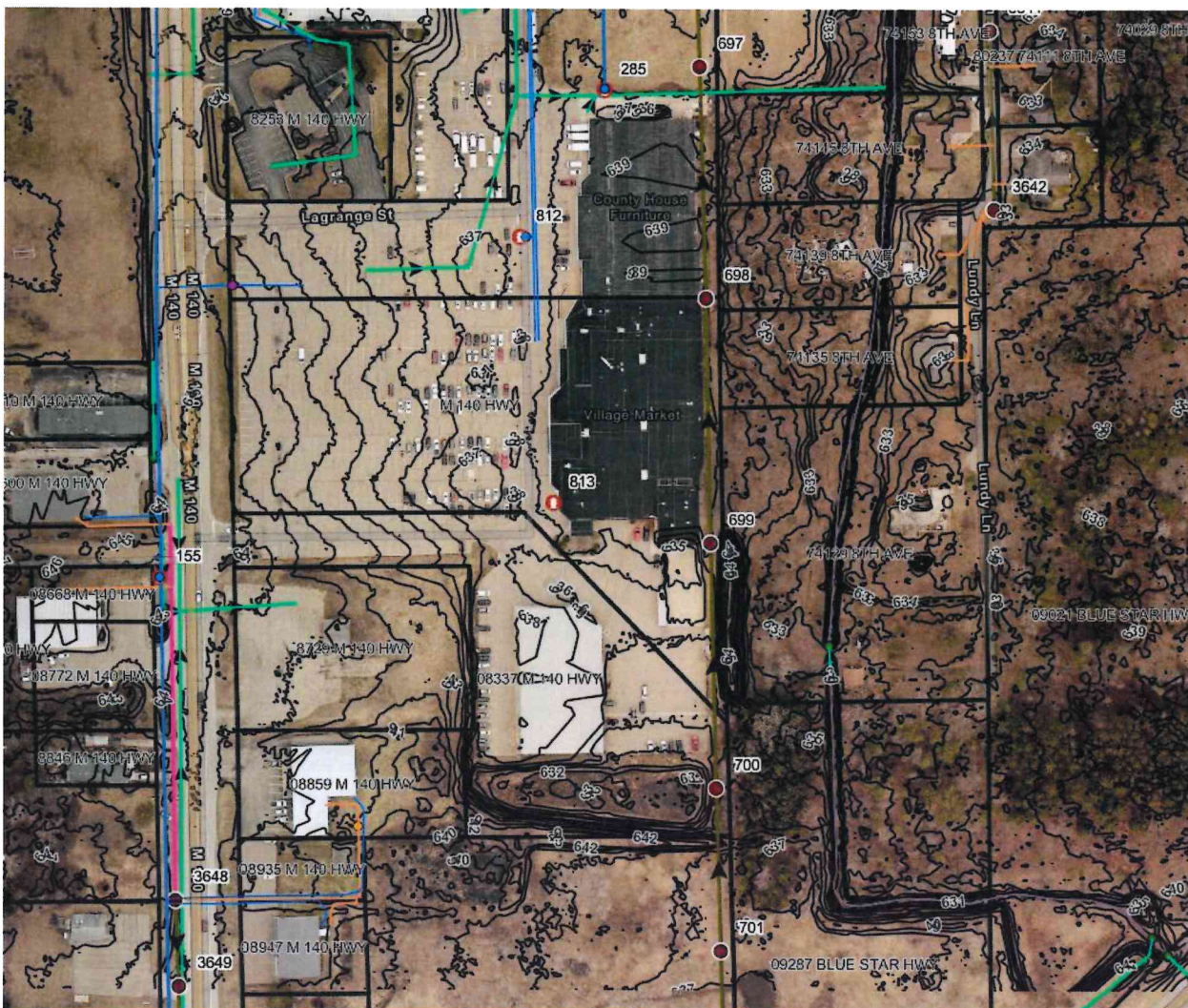
- Onsite storm sewer – To determine the criteria for stormwater management, we will need to get confirmation from the City Planning/zoning and Township regarding review jurisdiction.
- See attached Village Market Express site plan 2005 with some info on adjacent storm and water
- We are looking into where other records may be of the site plans in this area. Potentially Merritt Midwest has them.

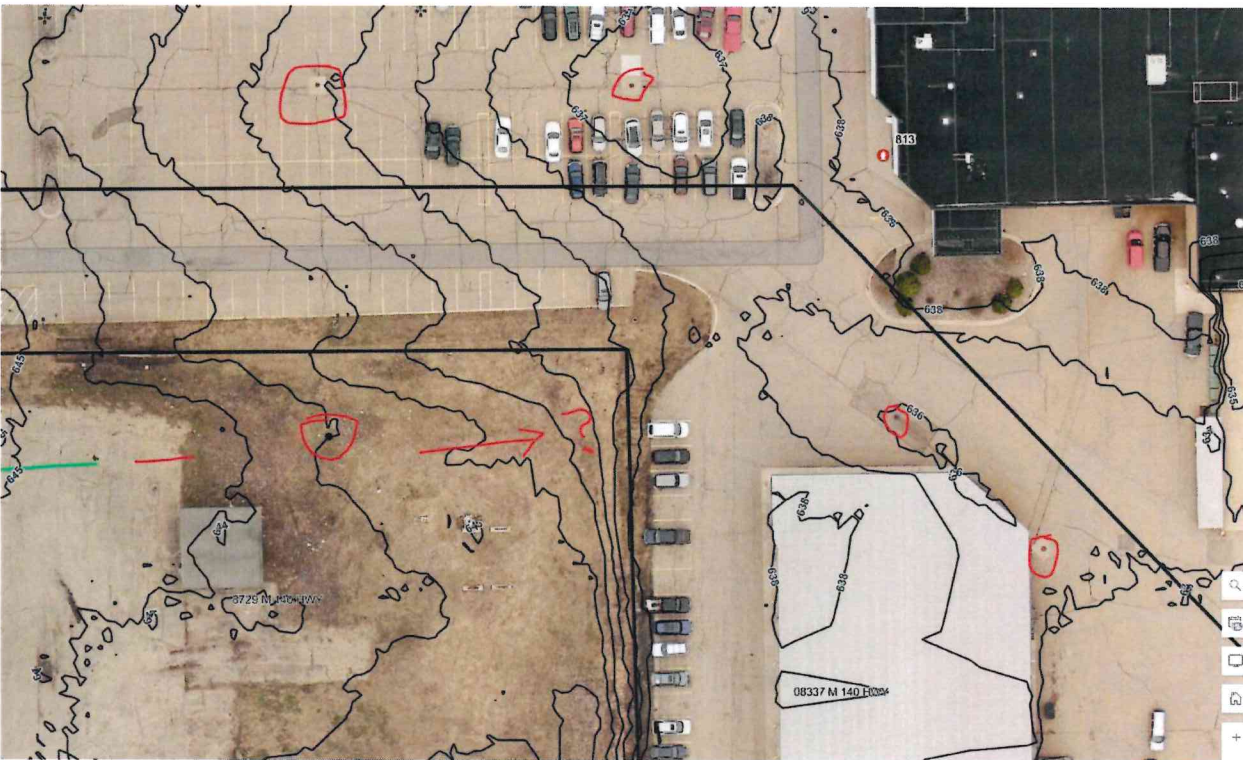
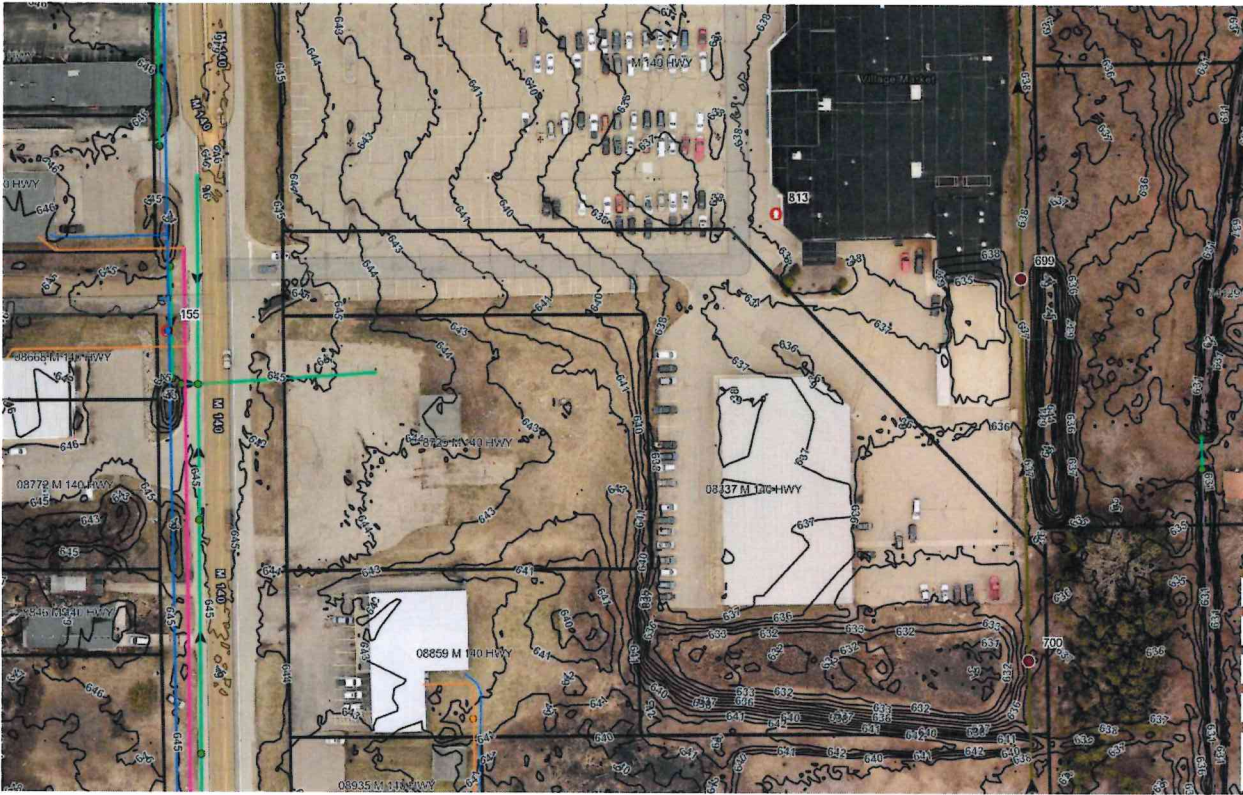
Sanitary Sewer – likely need to be pumped

- See attached 2005 plan for forcemain in M-140
- See attached 2003 plan for gravity line in M-140
- See attached 1960 plan for gravity line behind buildings to east, 10" trunk. It looks like manhole #5 is #700 in our GIS and #4 is #699 in our GIS.
- See attached 2015 lead card for 08859 site plan

Water – available, but verify pressure

- See attached 1955 plan for water main in M-140 in the west right of way.
- Plans show a 12" main, developer to verify pressure for fire protection design





Dana R. Burd, P.E. // Public Works Director

City of South Haven // Office (269) 637-0719

DPW // 1199 8th Avenue, South Haven, MI 49090 // www.southhavenmi.gov

South Haven Area Water Sewer Authority // www.shawsa.org

From: Jeff Brinks <jbrinks@venturecivil.com>
Sent: Thursday, December 12, 2024 10:05 AM
To: Dana Burd <dburd@southhavenmi.gov>
Subject: Samaritas - Senior Housing Project

You don't often get email from jbrinks@venturecivil.com. [Learn why this is important](#)

Caution: External Email

Good Morning Dana:

I was passed along your contact information from South Haven Township. We are going to be working on a project involving a senior housing facility at the following location:

8729 M 140 HWY

SOUTH HAVEN, MI 49090

Parcel Number: 80-53-272-002-00

I'm wondering if you might be able send me utility record plans for the area and also any expectations concerning utility connections. If you need any additional information or have any questions, please advise.

I'd appreciate any assistance you can provide.

Thanks,

Jeff

Jeffrey M. Brinks, PE

Venture Engineering, PLLC

(616) 490-0329

VentureCivil.com