

**South Haven Charter Township
09761 Blue Star Hwy, South Haven
Planning Commission
September 3, 2025
Agenda**

Workshop meeting 5:00-6:45pm

***continue to work on zoning ordinance updates - Brad,
Williams and Works; overlay districts and supplemental**

Regular meeting 7:00pm

Call to Order

Role Call

Approval of the Agenda

Approval of the Minutes – August 6, 2025

Public Comments for Non-Agenda Items

Public Hearing

The Michael and Terry Hill Trust has petitioned to renew Planned Unit Development approval from October 1, 2014; 11 acres, 84-unit RV campground at 70544 & 70460 CR 388, 80-17-001-053-30 / 001-017-00

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 renew PUD, campground
- b. Site Plan Review, O'Hodge Properties, 13282 M-140, construct a 30x60 accessory building for construction business.
- 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

Public Comment

Commissioner Comments

Adjournment

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, August 6, 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

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Meyer to approve the minutes of June 4, 2025 as presented, second by Nicol, 7-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none.

7) 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 73 ½ Street (approx. 05200), 80-17-011-032-60, 80-17-011-001-01, [80-53-620-050-00].

Smalley briefly went over the application: Final review for PUD Type II, rezone, HDR. The preliminary plan proposed 35units with 7ac, final proposed 45units with 10ac. There is also 1.4ac in the City. Development proposed to include a pool, basketball court, pickleball court.

Odlund aske how long this project may take or will be done in phases; Mr. Crist stated there will be phases, approximately 3-4, depending on all construction factors.

Dibble asked when the infrastructure will be put in/done; Mr. Crist stated will be installed per phase, there will be a temp driveway during construction, each phase will be completed, including infrastructure.

Motion made by Poole to open the public hearing at 7:15, second by Dibble, 7-0yes, motion passed.

No public comment. No correspondence received.

Motion made by Tippman to close the public hearing at 7:16, second by Poole, 7-0yes, motion passed.

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.

Smalley briefly went over the proposed project; Van Buren County Senior Service with Samaritas proposing to construct a 42unit apartment complex for age 55 and older on 1.3 acres. Unique property will have access easement for shared driveway off M140 and agreement with VBCO SS for parking. The required spaces is 97 and the site proposes 35.

Joel Lautenback, Samaritas went over the project. This site plan approval is required to get funding for the project. MSHDA requires full Twp approval to continue with the funding application due Oct 1st. The apartment building proposed 4-story, 42 units, 1 & 2 bedroom units. For age 55 and older. Not assisted living, no staff on site, but there will be on site property manager. The Van Buren County Senior Service is very close and the occupants can take advantage of the services.

Tippman asked who funds the engineering work (site plan, drawings, etc); Joel stated Samaitas fronts the money and gets reimbursed if funding awarded.

The units are income based. Rent is based income and is tiered based on how much income.

Nicol asked if any medical services will be available on site; Joel stated no.

Motion made by Dibble to open the public hearing at 8:04, second by Tippman, 7-0yes, motion passed.

Michael Saenz, 70963 M43- stated in support of the project

Diane Rigozzi, Director of VBCO Senior Service – been a dream to develop an area for seniors. This property was up for sale and purchased it, then contacted Samaritas to construct it.

Motion made by Kiry to close the public hearing at 8:10p, second by Tippman, 7-0yes, motion passed.

8) New Business –

- a. Discuss/decide Final review PUD rezone, HDR

Discussed Bond to ensure completion of utilities and infrastructure (16.03C)

Plans will need to be amended if gate is eliminated. The construction plans show the units staggered and the site plan show the units straight; amend site plan to show stagger pattern. And must maintain the driveway width shown on plan; driveway width of 35ft and driveway with parking area 75ft.

Swimming pool requires permit/approval from EGLE.

Odland read over the Review Standard in 16.09 A-J, consensus the standards are met for the final site plan.

Motion made by Tippman to recommend approval to the Township Board for PUD, rezone to HDR, with following conditions:

1. Bond is required for all phases, bond cost to be determined by the cost of each phase. Bond fee approved by the Township Board.
 2. Permit approvals from all agencies including but not limited to Federal, State, County, local: road commission; drain commission; Municipal (water/sewer); fire department, EGLE, SESC
 3. Copy of the final Master Deed for the record
 4. Amend the site plan for the gate if removed. Show staggered building design. The staggered design should not decrease the driveway width of 35ft and the driveway width with parking 75ft.
- Second by Meyer. No further discussion. Roll Call Vote: Poole-Y; Dibble-Y; Tippman-Y; Odland-Y; Nicol-Y; Kiry-Y; Meyer-Y. 7-0yes, motion passed.

b. Discuss/decide special use, apartment 42 units

Chairperson Odland went over 15.06, Required standards for Special land use.
Planning commission consensus that all the standards are met A-E

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

1. Surface water drainage – drain commission will approve water management plan
2. Drives, parking, circulation – need final paperwork for easement for driveway and parking lot
3. Roads, utility service and infrastructure – easement for sewer line(s)
4. Signs and lighting – all downward facing
5. Screening and buffering – commercial surrounds, will be landscaping and parking lot islands, sidewalks

Concern with people walking from apartment to senior service building. Not a good pathway.

Concern with parking lot layout, backing out of spots, tight aisle way

Concern with parking in senior service parking lot, how carry groceries, will there be a drop off area?

Joel commented that typically (from other apartments constructed) 1 car per unit and many do not have a car. There should not be many cars parking in overflow. Also, there will be signed and stripped pedestrian pathway to walk to senior service.

Motion by Tippman to recommend approval to the Township Board for Special Land Use with the following conditions:

1. Permit approvals from all agencies including but not limited to Federal, State, County, local: drain commission; Municipal (water/sewer); fire department, SESC
 2. Copy of recorded access easement agreements with Senior Service, owner 80-17-015-029-50, sewer easement
- Second by Kiry. No further discussion. Roll Call Vote: Poole-Y; Dibble-Y; Tippman-Y; Odland-Y; Nicol-Y; Kiry-Y; Meyer-Y. 7-0yes, motion passed.

9) Unfinished Business – none

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole – no business pertaining to PC to report

Zoning report – Smalley – public hearing app to renew PUD from 2014

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:45pm

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, September 3, 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:

1. Michael and Terry Hill Trust has petitioned to renew Planned Unit Development approval from October 1, 2014; 11 acres, 84-unit RV campground at 70544 & 70460 CR 388, 80-17-001-053-30 / 001-017-00

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 mtsallegan@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: September 23, 2014

FROM: P. Hudson, Zoning Administrator

TO: South Haven Township Planning Commission

RE: Agenda Items for October 1, 2014

Item 5) Public Hearing

a. Mike Hill - PUD - Campground

70544 Phoenix Road

EXISTING CONDITIONS

Existing 7.3 acre parcel occupied by a small apartment complex

Existing 5 acre parcel occupied by a single family dwelling

ZONING – MFR – ARTICLE IX

Type I PUD permitted as a Special Use

Minimum lot area for a PUD is 10 acres

11 acres OK

Minimum lot width 330' or with shared drive 200'

240 & 160' Discuss

Maximum 8 dwelling units per acres - 88 maximum

84 OK

Multi-family requirements

0.5 acre minimum lot area plus

3,500 sq ft lot area per 2-bedroom apt

4 units = 14,000 s.f.

35,780 s.f. required

2 parking spaces per dwelling

8 spaces required

Rear setback 50 feet

Side setbacks – height of the building – 35"

35 ft required

PROPOSAL

Combine the two parcels and split off the apartment complex to meet minimum standards of the MFR district.

Use the remaining 11 acres for 84 campground sites

REVIEW

A state of Michigan campground license is required

Review by the following agencies is required:

MDNR – will regulate the internal campground design

County Road Commission – Have not received comments

County Drain Commissioner – Have not received comments

County Soil Erosion & Sedimentation agent – not needed yet

Deputy Fire Chief – SHAES – Have not received comments

The plan otherwise meets the specific requirements of the ordinance and comments from the preliminary review have been addresses:

- row of evergreens are shown on the east & west lot lines
- fences are shown on the east & west lot lines.
- Deceleration & acceleration lanes are shown as well as by-pass

The Campground community room has a gross floor area of 1,248 sq. ft.

Normally this would require 59 parking spaces, however, within a PUD this can be waived provided the space is not rented out when the campground is occupied.

b. Riverwalk – MDNR/SHARA – rezoning to RC for campground

Development is currently zoned HDR and RC and has a Special Use PUD approval.

The residential development failed due to the economy. Only the first phase road and sewer & water were installed – street does not have final asphalt course.

PROPOSAL:

To rezone the southern $\frac{3}{4}$ of the property to RC which allows campgrounds.

The Master Plan map shows this area as Conservation from the Kal-Haven Trail north and High Density Residential for the balance.

Chapter VII of the Master Plan identifies the Kal-Haven/Van Buren trails system as a local influence on development of the Township. Blue Star Highway is also identified as a commercial corridor, although south of the cemetery, which is $\frac{1}{4}$ mile south of this property. The use of this property as an economic development attraction had not been directly considered in the Master Plan. However, extension of the RC district to encompass the entire property would not be totally inconsistent with the conservation element of the Master Plan.

6) Public Comment

a. The Humane Society is looking at the Blue Star Glass building which is currently zoned MFR with the RCO overlay. Neither district allows “kennels”. The Humane Society wants to know if a rezoning to CSC would be appropriate or if they could get the text of the RCO district amended to include their use.

8) Unfinished Business

- Review Home Business text for discussion – see attachment
- Affordable Housing – please see attached memorandum

9) Parks Subcommittee report

From September 3.

SOUTH HAVEN CHARTER TOWNSHIP
APPLICATION FOR PLANNED UNIT DEVELOPMENT

1. Application must be signed by the property owner (and if different, by the applicant).
2. Requested use must meet all requirements of the Zoning Ordinance for the zoning classification of the lot AND for the special use.
3. A Zoning Permit must be approved by the Zoning Administrator before other permits (building, sign, grading, etc.) can be issued. Construction or excavation may not start until zoning permit is approved.
4. Site plans must be approved by BOTH the Planning Commission AND Township Board before a Zoning Permit may be approved. See the Site Plan Application Checklist for detailed requirements and the zoning ordinance for specific requirements. An incomplete application or site plan may be disapproved or returned to the applicant without action.
5. Prior to approval of the zoning permit for all work that requires a site plan, Township policy requires that security (bond, letter of credit, etc.) be provided for the value of the site improvements.

Registered Property Owner

Name Mike Hill
Address 03087 70th St
South Haven, MI 49090
Telephone Day 269 207 6250 Night 269 637 2608
Authorized Representative (if applicable) _____
Telephone Day _____ Night _____

Applicant (if different from Owner)

Name _____
Address _____
Telephone Day _____ Night _____

Property Number (See tax bill) 80-17-001-017-00 Map Number (see tax bill) 240 + 11

Current Zoning Classification and Use of Property MFR - Apt Bld's on
240 MAP Number, VACANT Residential Home on MAP # 11.

Current Zoning Classifications and Uses of Adjacent Properties MOR + LOR,
residential properties + VACANT LAND

Nature of Activity for which PUD is Requested:

Special Use yes __, no __; Or, Rezone yes __, no __;

Commercial Use __; Industrial Use __; Multi-family Use __; Mixed Use __;

(Other-describe) _____

Describe Activity: Campground

Signature of Property Owner Mike Hill Date 6/19/17
Signature of Applicant _____ Date _____

PUBLIC NOTICE
SOUTH HAVEN CHARTER TOWNSHIP - PLANNING COMMISSION
PUBLIC HEARING - RESCHEDULED

At the South Haven Township Hall
Wednesday, October 1, 2014 at 7:30 p.m.

The Planning Commission of South Haven Charter Township will hold a Public Hearing to allow public response to the following application:

Mike Hill of 03087 – 70th Street has petitioned South Haven Township for a **Special Use permit for a Planned Unit Development – campground** - on property at or near **70544 CR 388 (Phoenix Road)** within South Haven Township, Michigan. The property currently has two four unit apartment buildings and a single family dwelling, and is zoned MFR (Multiple Family Residential). The proposed Planning Unit Development is allowed as a Type I PUD Special Use in the MFR zoning district under Article XVI of the Zoning Ordinance.

The proposed site plan is available for review at the South Haven Township Hall by appointment with the Zoning Administrator. Please do not phone comments. The public is encouraged to attend this meeting or submit opinions in writing before the hearing to:

South Haven Township Clerk or	via e-mail to
South Haven Township Hall	bbertorelli@southhaventwp.com
09761 Blue Star Highway	
South Haven, MI 49090	

The Public Hearing will be followed by a Regular Meeting of the Planning Commission.

Respectfully Submitted:

Brenda Bertorelli
South Haven Township Clerk
South Haven Charter Township

Wednesday, October 1, 2014
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved November 5, 2014)

- 1) **Call to Order : 7:27 PM**
- 2) **Role Call:**

Tippman	present
Compton	present
Capps	present
Kiry	present
Odland	excused
Larsen	present
Meyer	present

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary
- 3) **Approval of the Agenda:**

MOTION by Compton to accept the agenda, 2nd by Capps, approved 6-0
- 4) **Approval of the Minutes**

Capps noted a typo – date incorrect
MOTION: By Kiry to approve the minutes of August 6, 2014 as corrected.
Second by Tippman. Approved 6-0
- 5) **Public Hearing – Motion by Kiry to open the public hearing, 2nd by Meyer**

Motion approved 6-0 @ 7:21

 - a. **Hill Planned Unit Development Special Use**

Hudson explained the application and reviewed the zoning requirements
Piersen spoke for the developer and noted that they have a verbal approval from SHAES conditional upon providing a secondary access gate through the apartment complex (to be locked)
Piersen has sent to the Road Commission a revised bypass design and topo as well as a trip generator – required by the CR 388 Corridor
MDNR has the plans but this is a longer process
Larsen asked about the required berm
Piersen – 2-foot high on the tree line
Capps – asked about the Road Commission review & length of turning lane
Piersen – will meet Road Commission standards

Larsen opened the hearing to the public
Dick Frazier – lives on west side of the project, concerned about turning lanes and impact on his yard. 2-foot high fence too low to prevent trespass, wants and 8' fence around entire property. Also concern about impact on turkey and deer, pollution to the ravine.
Marilyn Dotson – concerned about driveways and turning lanes
Larsen asked Piersen to explain how the lanes fit into the 66' right-of-way
Renee Russell – lives on east side of project – Not opposed to the project but concerned about office building location in relation to her home. Asked if fence could be higher, prefers a solid block wall. Concern about smoke from campfires.
Mark Super – owner Jensens RV Park – supportive of private sector campgrounds

(Hill PUD hearing – continued)

Capps asked Super the number of camp sites in his park – 83

Carla Frazier – CR 388 – concerned about impact of this development on her neighboring agricultural use

Larsen noted that her property is zoned for agriculture

Compton asked how many sites at Sunnybrook – 150

MOTION to close the hearing by Meyer, 2nd by Capps, approved 6-0

Larsen asked Hill if he is open to a barrier in front to protect neighbor from headlights

He is

Discussion on fence heights above 3 feet & impact on neighbors.

Discussion on traffic issues & procedure options

MOTION: by Tippman to recommend approval of the Special Use for the Hill

Planned Unit Development campground conditional upon County Road

Commission and MDNR approvals and screening on the east side to be increased

to 6 feet from the 50-foot setback line to the rear line of the adjacent house, and to increase the rest of the fence height to 4 feet on the boundaries.

Second by Compton. Motion approved 6-0.

b. MDNR/SHARA rezoning petition – former Riverwalk site

Motion to open the second public hearing by Compton, 2nd by

Tippman, approved 6-0 @ 8:19.

Hudson explained the current zoning and the request.

Larsen asked for a representative from the petitioners – no one present

MOTION by Tippman to continue the public hearing on the rezoning

petition until the first Wednesday in November (11-5-14), 2nd by Kiry.

Discussion on the need for a representative to answer questions. Motion approved 6-0.

Larsen announced that the Public Hearing will be continued on

Wednesday, November 5, 2014 at the township hall a 7:30 PM.

Jim Horan asked about the procedures

Holly Remes said she has the final site plans

Edward Nixon said he had not received a mailed copy of the notice

Mark Super questioned whether ‘campgrounds’ are allowed in RD.

6) Public Comment non-agenda items

Glen Sperry for the Van Buren Humane Society explained that they are looking at the Blue Star Glass building on Blue Star Highway and that the current zoning MFR with RCO overlay does not allow kennels with outside dog runs. Asked if the Commission would prefer a text amendment or a rezoning.

Discussion – consensus was that a text amendment would be the best approach.

7) New Business

a. None

8) Unfinished Business

a. Zoning Text Amendments – continued discussion

Discussion on affordable housing

Larson recommended that the Commission have two workshop sessions during the day or on a Saturday to work on this. All concurred.

- 9) **Staff & Subcommittee Report**
 - a. No Parks Committee report
- 10) **Communications & Public Comment**
 - a. John Mitchell had questions about rezoning procedures
- 11) **Commissioner Comments**
 - a. Compton noted that the public had a lot of information that the Commission had not seen
- 12) **Adjournment**
 - Larsen called for adjournment @ 9:10 PM

Signature:

Secretary of the Planning Commission

Submitted by Patrick Hudson, Zoning Administrator

**SOUTH HAVEN CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING
WEDNESDAY, OCTOBER 8TH, 2014**

Present: Dopp, Stein, Fisher, Bertorelli, DeGrandchamp, and Kiry.

Absent: Jessup

Meeting was called to order by Supervisor Stein at 7:30 p.m. with the Pledge of Allegiance.

September 10th 2014 minutes were accepted as presented.

Deputy Chief Natalie Thompson of the South Haven Police Department was in attendance to give a report. Two representatives from Senior Services were in attendance to give their annual report.

Supervisor Stein reported that the appeal has been filed on the Lake Bluff Motel lawsuit.

The Fireworks Policy remains tabled.

Supervisor Stein reported that the plaintiffs in the 14th Avenue lawsuit say they are ready to settle. Details and language of that settlement are being worked on.

Motion by DeGrandchamp, supported by Dopp, to open the public hearing for the township budget of 2015. All voted in favor by roll call vote. Motion carried.

A spread sheet detailing items on the budget was presented. There were no major changes from the prior year other than increasing maintenance and equipment for the township hall. There is the possibility of replacing the H/VAC system in the township hall.

Motion by Dopp, supported by DeGrandchamp, to close the public hearing. All voted in favor by roll call vote. Motion carried.

Motion by Dopp, supported by DeGrandchamp, to adopt the 2015 Budget as presented. All voted in favor by roll call vote. Motion carried.

Tom Fouts, Dangerous Building Officer, was in attendance to give a report.

Motion by DeGrandchamp, supported by Fisher, to accept the bid from deBest for snow plowing services for the winter of 2014-15. All voted in favor. Motion carried.

Motion by Dopp, supported by DeGrandchamp, to accept the new office policy that allows financial decisions up to \$2500.00 to be made by officers for necessary expenditures for normal business operations without prior board approval. All voted in favor. Motion carried.

Motion by DeGrandchamp, supported by Dopp, to adopt Resolution 14-07 approving Consent and Agreement regarding the Water Main Extension Agreement with New Covert Generating Company. All voted in favor by roll call vote. Motion carried.

Reports from various committees and authorities were presented.

Motion by Kiny, supported by DeGrandchamp, to approve the PUD for Mike Hill's campground on CR 388 with the contingencies provided by the Planning Commission. Those contingencies are: The approvals from Van Buren County Road Commission and MDNR, and screening on the east side to be increased to 6 feet from the 50 foot setback line to the rear line of the adjacent house, and to increase the rest of the fence height to 4 feet on the boundaries. All voted in favor. Motion carried.

Motion by Fisher, supported by DeGrandchamp, to allow the Treasurer to opt out of summer taxes. All voted in favor. Motion carried.

Motion by Fisher, supported by Bertorelli, to approve payment of bills in the anticipated amount of \$39,241.32. By roll call vote all voted in favor. Motion carried.

Meeting adjourned at 8:22 p.m.



Brenda Bertorelli, Clerk



Ross Stein, Supervisor



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

TO: Mr. Mike Hill
03087 70th Street
South Haven, MI 49090

FROM: Sarah Rottiers, REHS, Departmental Analyst *SR*
Environmental Health Programs Unit – Campground Program
Office of Drinking Water and Municipal Assistance

DATE: October 16, 2014

SUBJECT: Proposed Construction
Weidenfeller Woods Campground, Campground Ref. No. 5927-80
South Haven Charter Township, Van Buren County

The Department of Environmental Quality (DEQ) received plans on October 3, 2014, in accordance with 1978 PA 368, as amended (Act 368). The plans are for the proposed construction of a campground. Administrative Rule 325.1553 further requires the owner to submit a set of plans to the local health department.

Please be advised that Act 368 specifically prohibits construction of a campground prior to DEQ permit issuance. Act 368 also prohibits the operation of a campground without a valid license.

Please allow Mr. David Graves, P.E., approximately four to six weeks for the initial plan review process and permit issuance. If you have questions or concerns, please contact him at 517-284-6531; gravesd@michigan.gov; or DEQ, ODWMA, EHS, Campground Program, P.O. Box 30241, Lansing, MI 48909-7741.

cc: File
Van Buren – Cass District Health Department, Van Buren County
South Haven Charter Township, Clerk
Rob Pirsein, Midwest Civil Engineers

RECEIVED

OCT 22 2014

SOUTH HAVEN TOWNSHIP



VAN BUREN COUNTY DRAIN COMMISSIONER

JOE PARMAN, Drain Commissioner GEORGIA MASSURA, Deputy Drain Commissioner PETER VANDOP, P.E., P.S. Engineer/Chief Deputy BEN JORDEN, SESC Inspector

September 26, 2014

Weidenfeller Woods Campground
70460 CR 388
South Haven, MI 49090

**RE: Site Plan Review for Weidenfeller Campground; South Haven Township
Approved**

To Whom it May Concern:

The Site Development Plan for the proposed campground as well as the drainage calculations have been reviewed as it pertains to the premise that no surface water will runoff the parcel after the camp ground is constructed.

Landscape berms will be constructed along the North & South property lines as added insurance for full containment.

Hand dug holes where inspect throughout the site verifying sandy loam - Sprinks & Coloma; Permeability 6-20 in/hr.

Even with the camp site development and higher pedestrian traffic; this development should still infiltrate the rain fall received.

This site development plan is approved.

Sincerely,

Joe Parman, Drain Commissioner

cc: Patrick Hudson, South Haven Charter Township, Zoning Administrator
cc: Michael Dopp, PE, Midwest Civil Engineers

SITE PLAN REVIEW

☐ Preliminary Site Plan☒ Final Site PlanName of Applicant: Midwest Civil Engineers, P.C.Address of Applicant: 13560 76thstApplicant Telephone No: 269-637-9205Project name, if any: Hill CampgroundProject location: 70460 Cr 388, South Haven, MiBrief project description: Construction of an 85 lot campground

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: _____

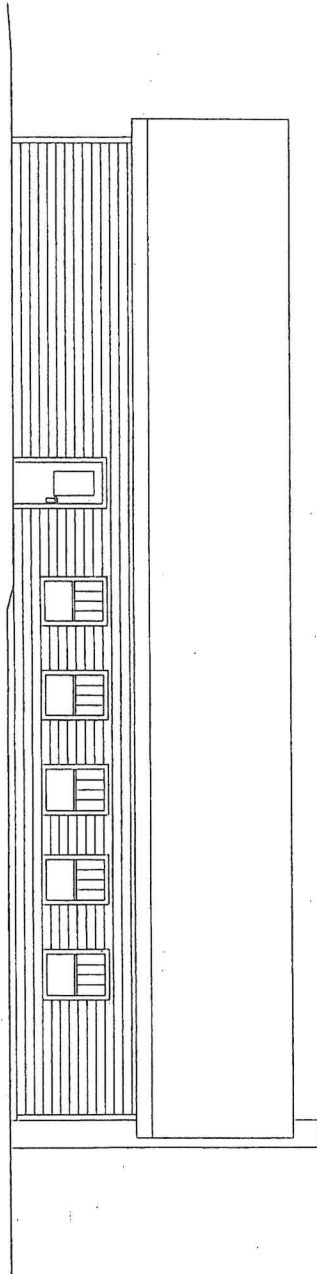
Are the proposed plans acceptable to the Fire Department? ☒ Yes ☐ No

If no, explain: _____

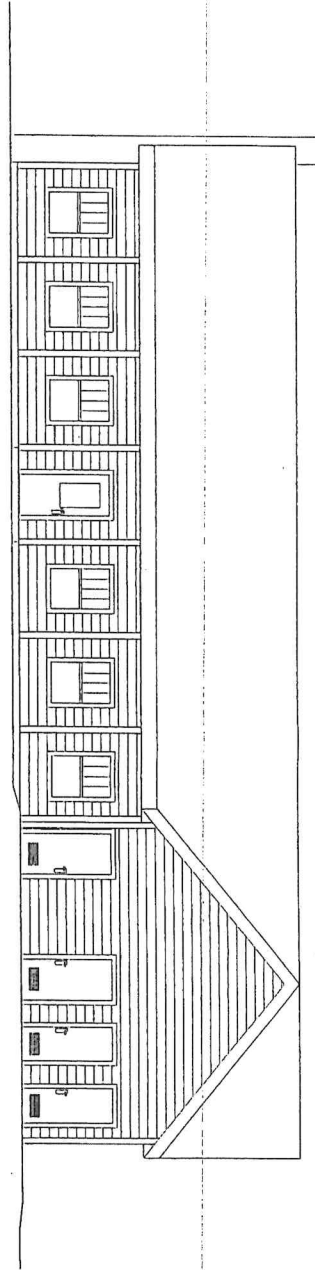
Other comments / recommendations:

Install a Knox Box or Knox Lock at the GateReview performed by Tony Marsala Sr Deputy ChiefDate 09-03-2014

Back



Front



Sheet	2
Date	09.18.2014
Scale	1/4" = 1' - 0"

ELEVATIONS

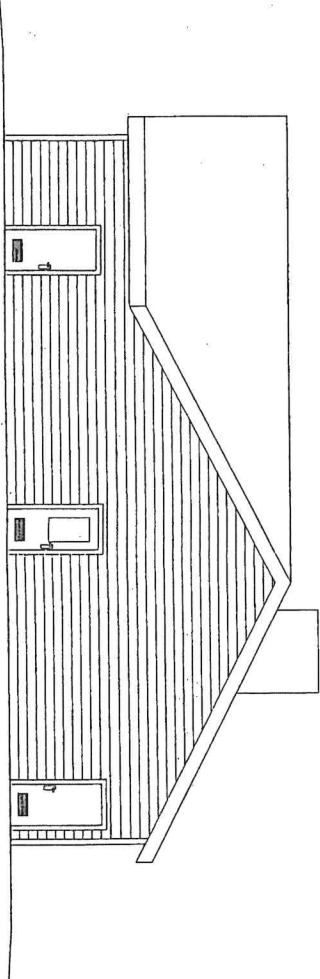
MIDWEST CIVIL
MCE
ENGINEERS, INC.
2000 W. 10TH AVE. SUITE 100
MILWAUKEE, WI 53233-3400

No.	Revised/Issue	Date

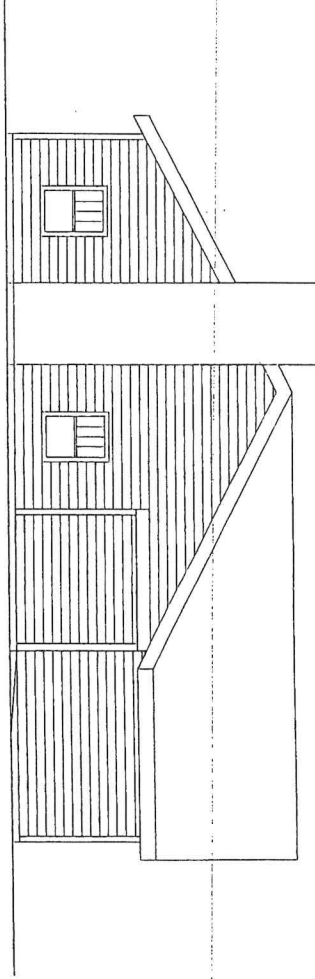
Mike Hill Campground Facility
South Haven, MI 49090

Sheet 2 of 2

Side



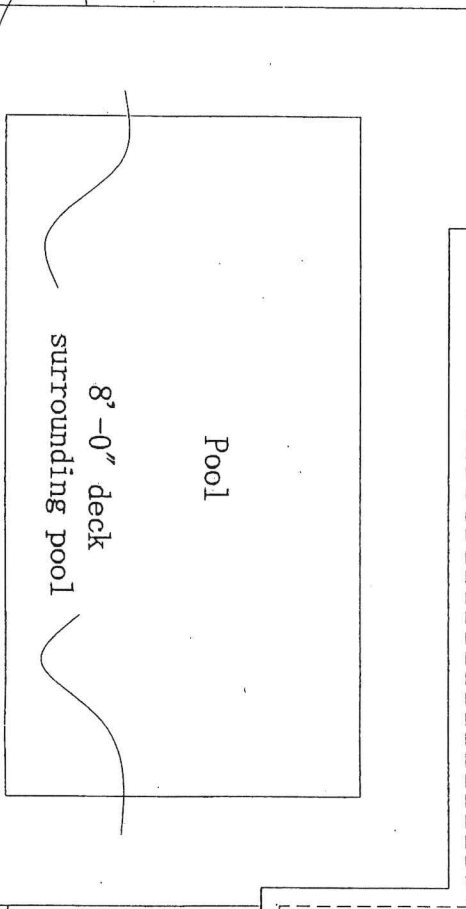
Side



Date 06.16.2014 Scale 1/8"=1'-0"	3	ELEVATIONS	MIDWEST CIVIL MCE ENGINEERS, INC. <small>an American Landmark Building</small> <small>1000 West 10th Street, Suite 100</small>	Mike Hill Campground Facility South Haven, MI 49090	Sheet Number
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Playground

Fence



Pool

8'-0" deck
surrounding pool

Fence

Parking

Plan

Mike Hill Campground Facility
South Haven, MI 49090

MIDWEST CIVIL
MCE
ENGINEERS, INC.
AN EQUAL OPPORTUNITY FIRM

SITE DATA

4

DATE: 08.11.2011
SCALE: 1/4"=1'-0"

Memorandum: South Haven Charter Township Planning Commission
Date: August 19, 2025
From: Tasha Smalley, Zoning Administrator
RE: Site Plan Review – construct accessory building
Meeting date: September 3, 2025

Owner: O'Hodge Properties LLC (O'Sullivan Builders)
Owner address: 13282 M-140 Hwy, South Haven MI 49090

Subject Property: 13282 M-140, South Have Township
Parcel #: 80-17-022-050-60 to be combined with 80-17-022-050-55

Zoned – Planned Unit Development (Deer Creek Condo)
RCO – Residential-Commercial Overlay
Minimum lot area – W/S – 10,000 sq ft; 1 acre
Minimum lot width – 330ft
Front setback – 50 ft right-of-way
Side setback – 10 ft
Rear setback – 40 ft

22.02A – accessory uses require site plan approval

Analysis

Property 80-17-022-050-60 80-17-022-050-55 are legal conforming
lots/parcels of record
Lot area approx. $442 \times 570 = 3.29$ acres

Project:

Construct a new building, accessory to Construction office; storage and
showroom

Proposed Building $30 \times 65 \times 25 = 1950$ sq

Setbacks

Front – 50ft
Rear – 50+ft
Side – 35ft

6 parking spaces provided

Site plan review for construction business 4/7/21

\$600⁰⁰

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 msallegan@frontier.com

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

Property Owner

Name O'HODGE PROPERTIES
Address 13282 M 140 City SOUTH HAVEN Zip 49090
Telephone N/A Email N/A
Representative (if applicable) MATTHEW O'SULLIVAN
Telephone 269-214-1256 Email OSULLIVANBUILDERS@YAHOO.COM

Applicant (if different from Owner)

Name N/A
Address _____ City _____ Zip _____
Telephone _____ Email _____

Property Address: 13282 M-140

Property Number 80-17- 022-050-60 & 022-050-55

Current Zoning Classification and Use RESIDENTIAL / PUD / PCD

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) _____

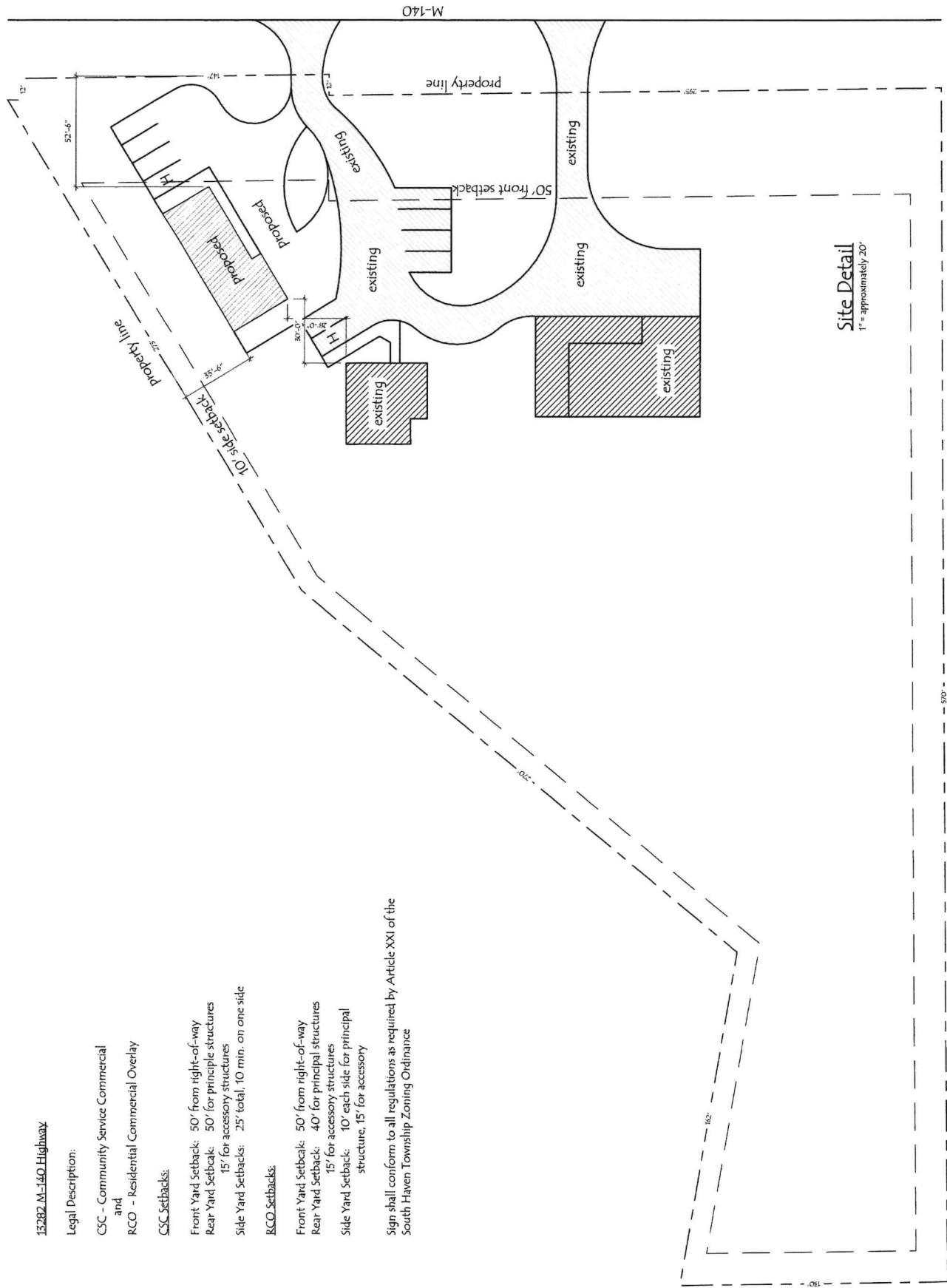
Describe proposed activity/use: CUSTOMER-FACING FACILITY TO ACT AS SHOWROOM
AND STORAGE FOR CLIENT SAMPLES + MATERIALS

Bldg 30x165x25

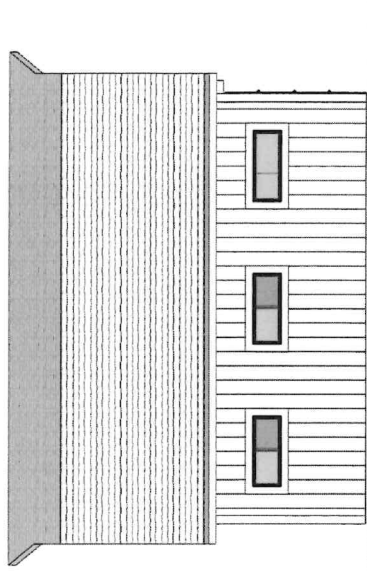
Signature of Property Owner [Signature] Date _____

Signature of Applicant [Signature] Date _____

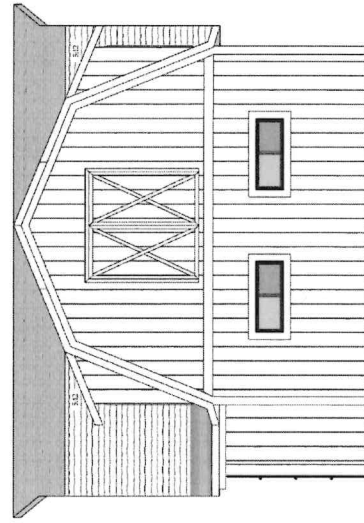
(owner and applicant must sign)



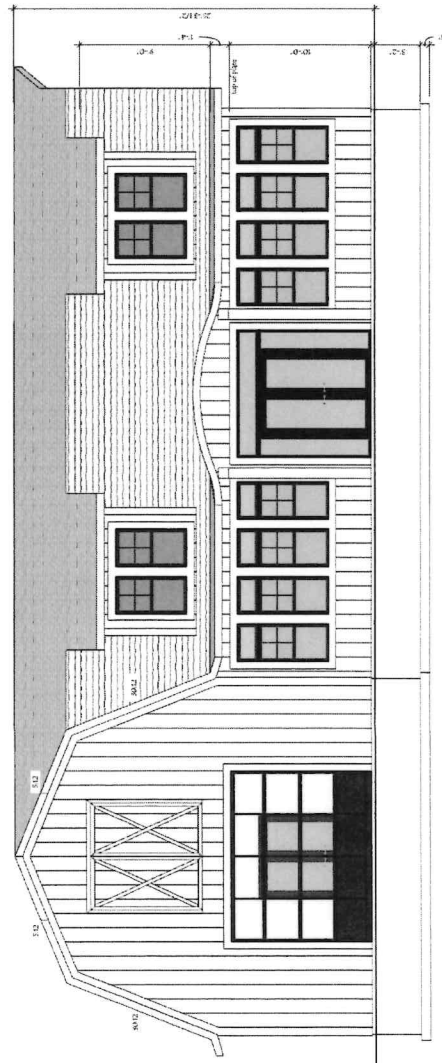
Notice that the emergency lighting is to be placed, initially, maintained and ensured to perform to Chapter 7 of the NFPA 101, Life Safety Code of the NFPA 101, Life Safety Code to staff emergency lighting according to manufacturers' specifications regarding placement to ensure proper illumination as specified by 7-2.1 of NFPA 101, Life Safety Code.



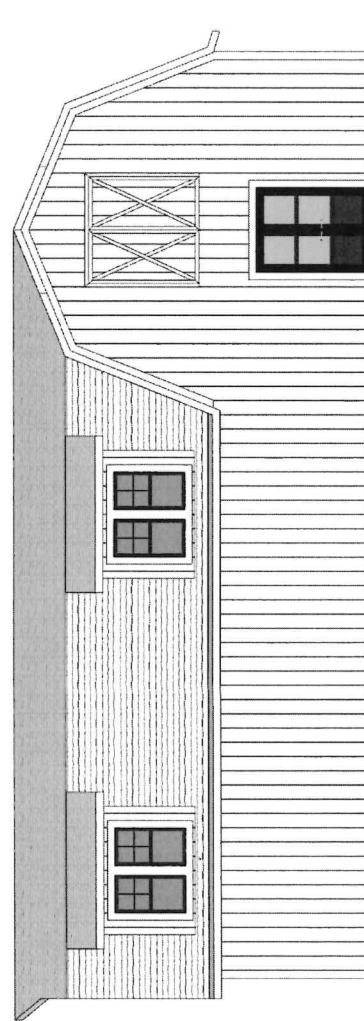
West
1/4" = 1'-0"



East
1/4" = 1'-0"



South
1/2" = 1'-0"



North
1/4" = 1'-0"