

**South Haven Charter Township  
09761 Blue Star Hwy, South Haven  
Regular Planning Commission  
October 1, 2025 at 7:00PM  
Agenda**

**Call to Order**

**Role Call**

**Approval of the Agenda**

**Approval of the Minutes – September 3, 2025**

**Public Comments on Non-Agenda Items**

**Public Hearing – none**

**New Business**

- a. 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.
- b. Any other business that may come before the commission

**Unfinished Business**

- a. Continue review from postponed review/decision June 2025  
Robert Nydza Preliminary PUD (Planned Unit Development) V/L 6<sup>th</sup> Ave, 80-17-012-014-00, for a residential development, 10 acres, 10 homes.
- 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, September 3, 2025

draft

**1) Call to Order: 7:00 PM**

**2) Role Call:**

Tippman - present  
Kiry – absent (excused)  
Odland - present  
Meyer – present  
Poole – present  
Dibble – present  
Nicol – present

Zoning Administrator: Tasha Smalley

Audience:

Applicants

Township resident(s)

**3) Approval of the Agenda**

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

**4) Approval of the Minutes**

Dibble suggested adding the other audience members after roll call. Motion by Dibble to approve corrected minutes of August 6, 2025, second by Nicol, 6-0, yes motion passed.

**5) Public Comment non-agenda items - none**

**6) Communications / Correspondence - Two flyers for upcoming meetings. 1. MSU Extension Land Use Planning and Zoning Certificate Courses. 2. MTA Township Planning and Zoning Team Retreat**

**7) Public Hearing –**

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

Smalley briefly went over the application: This project Planned Unit Development (PUD), special land use- campground was already approved on Oct 1 2014. The project was not started and this application is to renew the previous approval; approx 11 acres, 84 unit RV's.

Mike Hill added few comments: after the approval in 2014 he has some health problems that set the project back. And then economy, etc.

Odland asked what that site size will be; Mr. Hill stated approx. 40x80, 3200sqft.  
And what months will be open; Mr. Hill stated approx. April-Nov

Also asked if the RV's will stay on the site(s) all year or will they be required to be removed; Mr. Hill stated he wasn't sure at this time, but was ok with RV's staying on site all year, but campground still closing Nov(ish).

Tippman had a question about the 20 feet wide internal drives; Mr. Hill stated the fire department signed off on the site plan in 2014.

Odland read part of the approved minutes Oct 1 2014.

Motion made by Meyer to open the public hearing at 7:10, second by Tippman, 6-0yes, motion passed.

#### Public Comments

Dick Frazier, CR 388 – concerns with traffic, the road currently cannot handle all the traffic. There have been accidents. Stated there are problems with the tenants in the apartments, police have been involved. He would prefer a berm and fence to stop trespassers and trash. Commented that the by-pass land would take away someone's yard/property.

Letter of correspondence

Lynn Arnold, CR 388 – requests additional screening and setback to protect her back yard. Also requests two trees to not be removed.

John Hill, CR 388 – applicant rebut the comments. He met with Ms. Arnold and went over the screening and trees. Also, the tenants are being addressed, takes 3 months to evict. The road is busy. The Master Plan shows this area commercial. The by-pass will be in the right of way, not in anyone's yard.

Motion made by Meyer to close the public hearing at 7:20, second by Dibble, 6-0yes, motion passed.

#### 8) New Business –

- a. Discuss/decide renew PUD from October 1, 2014, campground

The approval conditions from 2014 required the fence to be 4ft, the plan says 3ft. That will need to be corrected.

Dibble stated that the original approval conditions should stay the same and renew other approvals (fire department, road commission, drain commission, EGLE)

Tippman stated that is more traffic than 10 year ago.

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

Motion made by Meyer to recommend approval to the Township Board for renewal of Planned Unit Development, campground with the following conditions:

1. Permits/approvals are renewed; fire department, road commission, drain commission, municipal water/sewer, etc.
2. All permits for a campground are obtained; Federal, State, County, local; EGLE, SESC, construction permits (building, etc)
3. 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 Poole. No further discussion. Roll Call Vote: Poole-Y; Dibble-Y; Tippman-Y; Odland-Y; Nicol-Y; Kury-absent; Meyer-Y. 6-0yes, motion passed.

**b.** Site plan review, O'Hodge Properties, 13282 M140, construct a building for construction business, storage and showroom 30x60.

Smalley briefly went over the project: O'Hodge Properties purchased 13240 M140, 0.42ac and demo'd the house and plan to build a 30x60 accessory building for storage and showroom for construction business.

Mike Hodge stated the building is to showcase more designs, add more customer meeting space and storage. The building will compliment the office building and the other storage building.

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

1. Surface water drainage – project will not require drain commission approval
2. Drives, parking, circulation – existing driveway, spaces added on the plan; circular drive
3. Roads, utility service and infrastructure – already existing
4. Signs and lighting – small sign on the building; all lighting will be downward facing
5. Screening and buffering – natural woods surround the property, keep as many trees as possible

Motion by Poole to approve the site plan for 30x60 accessory building with the following condition:

1. Obtain permit approvals from required agencies. Second by Meyer. No further discussion. 6-0yes, motion passed.

#### **9) Unfinished Business – none**

#### **10) Staff & Subcommittee report**

ZBA report- Tippman – nothing to report

Board report – Poole – property at 09160 M-140 taken out of 425 agreement and back in Township. The apartments and PUD were approved.

Zoning report – Smalley – continue review for 6<sup>th</sup> Ave PUD and site plan for landscape company CR 388 for Oct meeting

#### **11) Commissioner Comments and Public Comment**

#### **12) Adjournment**

at 9:00pm

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*

Memorandum: South Haven Charter Township Planning Commission  
Date: September 18, 2025  
From: Tasha Smalley, Zoning Administrator  
RE: Site Plan Review

Meeting date: October 1, 2025

Owner: 152<sup>nd</sup> Farm LLC  
Owner address: 7351 West Olive Rd, Holland MI 49424

Name of Owner: Matt Bakker, Landscape Design  
Engineer: Nederveld, Jon DePoy

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 outdoor storage of landscape material/supply (example, woodchips, mulch), work vehicles

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:

PC approved June 4, 2025, change the use and minor site changes

Convert existing building & tack room to office and storage for Landscape business. Renovation to the building to add bay doors and add office area.

Upgrading and adding parking

Add detention basin

Add gravel yard

Removing existing pole barn/garage by CR 389

Material storage area enclosure will be added (some already there)

Landscaping on east side to screen residential use

South Haven Charter Township  
09761 Blue Star Hwy South Haven MI 49090  
269-637-3305 [shtwp.zoninga@gmail.com](mailto:shtwp.zoninga@gmail.com)  
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 [mtsallagan@frontier.com](mailto:mtsallagan@frontier.com)

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

Property Owner

Name 152nd Farm LLC

Address 7351 West Olive Rd City Holland, MI Zip 49424

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

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

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

Applicant (if different from Owner)

Name Same as owner

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_


Property Address: 04207 CR 689 & 71355 CR 388

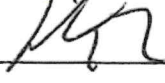
Property Number 80-17- 012-026-30 & 80-17-012-026-05

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.  
The existing building will be renovated. Proposed improvements are depicted in the include site plan set  
including a driveway, parking lot, and a proposed grading plan.

Signature of Property Owner  Date 9/2/2025

Signature of Applicant  Date 9/2/2025

(owner and applicant must sign)

## **Project Description**

The property is located at 04207 CR 689 & 71355 CR 388.

Landscape Design Services is the largest full-service landscape company in West Michigan with offices currently located in Holland, Grand Haven, Muskegon, and Grand Rapids. The proposed site plan services the growing demand for landscaping needs in southwest Michigan.

## **Current Zoning**

Current zoning of the subject property is Community Service Commercial (CSC) & Medium Density Residential District (MDR). Surrounding properties to the east and west are also zoned CSC. Property to the north and south are zoned MDR.

## **Stormwater Management**

Stormwater will be collected and conveyed to a detention holding area along the north side of the building. The detention basin will be discharged to the roadside ditch along CR 388. Stormwater management calculations are included in the site plan submittal package.

## **Parking**

General Office Building Parking Requirement:

One (1) parking space for each 400 square feet of gross floor area (GFA) plus one (1) parking space for each employee working during maximum employment hours.

Warehouse Parking Requirement:

One (1) space for each 2,000 square feet of GFA.

General Office Use = 1,860 SQFT

Warehouse Use = 7,705 SQFT

Number of employees during maximum employment hours = 15 employees

### Parking Calculator:

General Office Use:  $1,860 \text{ SQFT} / 400 \text{ plus } 15 = 19.6$  parking spaces

Warehouse Use: 3.8 parking spaces

Total required parking spaces = 23 parking spaces

TOTAL PARKING SPACES PROVIDED = 19 parking spaces

\*Overflow parking is provided in the gravel yard area.

## **Project Schedule**

Demolition has been permitted and will begin in September 2025. Sitework will begin in October 2025 and complete with paving in Spring or Summer 2026.



**Van Buren County Office**  
Environmental Health Services  
260 South Street  
Lawrence, MI 49064  
(269) 621-3143



Van Buren/Cass District  
Health Department

**Cass County Office**  
Environmental Health Services  
302 South Front Street  
Dowagiac, MI 49047  
(269) 782-0064

## APPLICATION FOR WELL AND/OR SEPTIC PROJECT OR INSPECTION

**Application for property type:**  
BUSINESS

**County Where Property is Located:**  
Van Buren County

**New or Replacement**

**Home loan / Short term rental**  
• Home loan Water & Septic \$200.00 fee

**Existing**

**Check if:**

### Property Location

**Address of property**  
71355 CR 388  
South Haven, MI 49090

**Township**  
South Haven

**Van Buren Parcel #**  
80-17-012-026-05

**Subdivision**

**Lot #**

**Lot size**  
7.73 A

**Is this a single family dwelling?**  
No

**If No, indicate dwelling type or business name**  
Office/warehouse

**Number of Bedrooms**  
0

**Number of Occupants**  
4

**Number of Bathrooms**  
1

**Is there a garbage grinder in the kitchen sink?**  
No

**Is municipal sewer available?**  
Yes

**Is municipal water available?**  
Yes

**Property Owner Name**  
Kip Harden

**Owner Mailing Address**  
71355 CR 388  
South Haven, MI 49090

**Owner Work/Cell Phone**  
(269) 363-6021

**Owner Home Phone**

**Owner has email**  
No

### Applicant Information

**Check if**  
Applicant is NOT the Property Owner

V132675



**If Applicant is NOT the Property Owner, provide the following information :**

**Applicant Name**

Matt Bakker

**Applicant Mailing Address**

7351 West Olive Road  
152nd Farm LLC  
Holland, MI 49424

**Applicant Work/Cell Phone**

6168862687

**Applicant Home Phone**

**Applicant Email**

[mbakker@landscaped.com](mailto:mbakker@landscaped.com)

**Required Documentation and Signature**

**Important Information**

NOTE: Prior to this department performing any site evaluation that involves disturbing the ground surface, i.e., auger borings, probing, etc., the property owner must contact MISS DIG to clearly identify any/all underground utilities. If the property owner fails to notify MISS DIG, then the local public health department assumes no liability in the event of any damages occurring and the property owner shall bear all costs of repairs.

NOTE: A Soil Erosion & Sedimentation Permit is needed when any soil is disturbed within 500' of any water bodies, (i.e., lake, stream, pond, river, etc.) by contacting (269) 657-8241 (Van Buren County) or (269) 445-8641 extension 5 (Cass County).

Rule 161(3) of Part 127 of Act 368 states: (3) The water supply owner shall be responsible for collecting the water sample. The well drilling contractor or pump installer shall notify the water supply owner of the owner's responsibility for collecting the water sample.

ALL PERMITS ARE GOOD FOR ONE (1) YEAR

✓ I have read and understand.

**Applicant Signature**

Matthew W Bakker

**Date**

03/31/2025

Rule 161(3) of Part 127 of Act 368 states:

(3) The water supply owner shall be responsible for collecting the water sample. The well drilling contractor or pump installer shall notify the water supply owner of the owner's responsibility for collecting the water sample

(Health Department Use Only)

Date of Application Received	Receipt Number	Permit Number	Permit Number
3-31-25	V-23211		VITL 25-106
Type of Evaluation	Date of Evaluation	Date of Permit Issuance	Sanitarian
<input type="checkbox"/> Office <input type="checkbox"/> Field			
Transaction ID			
45336678			
Approval Date	Reviewed By	Review Method	

USPS or Email to Applicant \_\_\_\_\_  
Name / Date

USPS or Email to Owner \_\_\_\_\_  
Name / Date

# VAN BUREN / CASS DISTRICT HEALTH DEPARTMENT



**Van Buren County Office**  
Environmental Health Services  
260 South St  
Lawrence MI 49064  
269-621-3143

**Cass County Office**  
Environmental Health Services  
302 S. Front Street  
Dowagiac MI 49047  
269-782-0064



## WATER & SEWAGE CERTIFICATION

Date: 4/9/2025

Location of Request:

Requested By:

H.L. # VHL25-106

MATT BAKKER

Township/Section: SOUTH HAVEN

7351 W. OLIVE RD

Owner: HARDEN, KIP

HOLLAND, MI 49424

Address: 71355 CR 388

SOUTH HAVEN, MI 49090

*In response to your request, the following information is being furnished regarding the property identified above:*

Dwelling occupied? Yes

If no, last known date of occupancy. \_\_\_\_\_

### WATER SUPPLY EVALUATION:

Date of survey: April 8, 2025

Municipal water supply available? No

Permit # : \_\_\_\_\_

Well construction, location and maintenance:

At the time of the inspection the well construction, location and maintenance were satisfactory.

### Water Analysis:

Bacteriological Result: Not Detected

Water results satisfactory (date)? Yes 4/8/2025

Nitrate Concentration (ppm): 0

Above recommended limit (10 ppm)? No

Nitrite Concentration (ppm): \_\_\_\_\_

Above recommended limit (1 ppm)? No

Lead Concentration (ppm): \_\_\_\_\_

General Comments:

### SEWAGE DISPOSAL EVALUATION:

Date of survey: April 8, 2025

Municipal sewer available? No

Records available relative to:

System Design: No

System Inspected at installation: No

Evidence of malfunction? No

General Comments:

At the time of the inspection the septic system construction, location and maintenance were satisfactory.

Date of Request: 3/31/2025

Receipt Number: V-23211

Fax Results To: \_\_\_\_\_

Email To: \_\_\_\_\_

Ryan Heimsath

Environmental Health Division

*Inquiries concerning corrective action to listed deficiencies can be made through the Environmental Health Department office listed above.*



# FOUNE ENVIRONMENTAL LABORATORY ANALYTICAL REPORT

State Laboratory ID#: 9010

33215 M-43-P.O. Box 146 Paw Paw MI. 49079

Email: [sue@founewelldrilling.com](mailto:sue@founewelldrilling.com)

Phone: 269-870-0689

<p>Sample Report Date Issued: 4/9/25</p> <p>Sample Report Remitted to: Van Buren/Cass District Health Dept. 260 South Street, Lawrence, MI 49064</p> <p>Collection Site Address: 71355 CR-388 South Haven, MI 49090</p> <p>Sample Relinquished By/time: Ryan Heimsath @ 3:07 PM</p> <p>Sample Collected By: Ryan Heimsath</p> <p>Sample Collection Time: 2:10 PM</p> <p>Sample Collection Date: 4/8/25</p> <p>Chlorine Residual (as provided by the sampler): NA mg/l</p>	<p>Sample ID: Kip Harden</p> <p>Email: <a href="mailto:eh@vbcassdhd.org">eh@vbcassdhd.org</a></p> <p>Lab Sample Id: 25-098-4</p> <p>Date Reported: 4/9/25</p> <p>Phone: 269-621-3143; ext:1313</p> <p>Received By: Sue Founé</p> <p>Date Received: 4/8/25</p> <p>Time Received: 3:07 PM</p> <p>Sample Point: Kitchen Sink</p> <p>Sample Purpose: Real Estate Transaction</p> <p>Sample Source Point: Untreated Private Well</p>
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Test	Sample Result	Units of Measure	Method (EPA Approved)	Method Reporting Limit	Date Analyzed	Time Analyzed	Analyst	EPA Maximum Contaminant Level and/or State/Local Health Department
Total Coliform	Absent	Presence/Absence	Readycult 100		in 04/8/25 out 04/9/25	in 3:15 PM out 3:15 PM	SF	absent or <1 colony forming unit per 100ml
E. coli	Absent	Presence/Absence	Readycult 100		in 04/8/25 out 04/9/25	in 3:15 PM out 3:15 PM	SF	absent or <1 colony forming unit per 100ml
Nitrate as N	<0.3	milligrams/Liter	Hach method 10206	0.3	4/8/25	5:30 PM	SF	10 milligrams/Liter
Comments: Sample received at 2.9 degrees Celsius in a container with ice.								

Unless otherwise stated under the comments, all tests were performed within the maximum allowable holding times, have met or exceeded QC requirements and the result represents the sample as it was received. Please do not hesitate to call if you have any questions concerning the sample results listed above or if we can provide you with additional assistance. Thank you for allowing us the opportunity to assist you with your project.

Respectfully submitted,



Sue Founé  
Founé Environmental Laboratory -Owner/Chemist

## Notification of Positive Total Coliform/E.coli & MCL exceedances for Nitrate-N and Nitrite-N results (where applicable)

Individual Notified	Date/Time	Phone/Email
State Agency Notified	Date/Time	Phone/Email
Notified By:		



Van Buren/Cass District  
Health Department

ENVIRONMENTAL HEALTH SERVICES  
George Friday-Director Environmental Health  
www.vbcassdhd.org 800-210-1921

### Chain-of-Custody

### Foune Environmental Laboratory

33215 M-43  
P.O. Box 146  
Paw Paw, Michigan 49079

Phone: (269)-870-0689  
Email: [sue@founewelldrilling.com](mailto:sue@founewelldrilling.com)  
Hours: 9 am - 5 pm Monday-Friday  
Weekends/Holidays by appointment

<b>REMIT TO:</b>		<b>Sample Receipt:</b>	
<b>Name:</b> Van Buren/ Cass District Health Dept. <b>Address:</b> 57418 CR 681 Hartford MI 49057 <b>Email:</b> eh@vbcassdhd.org <b>Fax:</b> <b>Phone:</b> 269-621-3143		<b>Relinquished By:</b> Ryan Heimsoth <b>Date:</b> 04-08-2025 <b>Time:</b> 1:50 <b>Received By:</b> <i>[Signature]</i> <b>Date:</b> 4/8/25 <b>Time:</b> 3:07 PM	
<b>Sample ID:</b> Kip Harden <b>Sampled By:</b> Ryan Heimsoth <b>Sample Time Collected:</b> 1410 <b>Sample Date Collected:</b> 04-08-2025		<b>Sample Address:</b> 71355 CR 388 South Haven, MI 49090	
<b>Sample Source Point:</b> <input type="checkbox"/> Sample Tap <input checked="" type="checkbox"/> Kitchen Sink <input type="checkbox"/> Bathroom Sink <input type="checkbox"/> Outside Tap <input type="checkbox"/> Well Head <input type="checkbox"/> Surface Water <input type="checkbox"/> Other:		<b>Sample Purpose:</b> <input type="checkbox"/> Routine Testing <input type="checkbox"/> Repeat Sample <input type="checkbox"/> Construction or New Well <input type="checkbox"/> Water Quality Problem <input type="checkbox"/> FSMA (enumerative E.coli testing) <input type="checkbox"/> Beach Monitoring( E.coli count) <input checked="" type="checkbox"/> Real Estate Transaction <input type="checkbox"/> Other:	
		<b>Sample Point:</b> <input checked="" type="checkbox"/> Untreated Private Well ; Permit#: <input type="checkbox"/> Treated Softened Private Well <input type="checkbox"/> Irrigation Well <b>Grower #:</b> <input type="checkbox"/> Irrigation Pond <input type="checkbox"/> Public System Well <b>WSSN:</b> <input type="checkbox"/> Untreated Public System Distribution Point <input type="checkbox"/> Treated Public System Distribution Point <input type="checkbox"/> Lake <input type="checkbox"/> Pool: PIN# : Number of Swimmers in pool @ time of sample collection	
<b>Type of Analysis:</b> Pack all Samples in Ice/Ice Packs		<input checked="" type="checkbox"/> Drinking Water Bacteria ( Total Coliform & E. Coli)- 100 MLS REQUIRED <input checked="" type="checkbox"/> Partial Chemistry ( Nitrate only)- 120 MLS REQUIRED <input type="checkbox"/> Partial Chemistry ( Nitrate and Nitrite)- 120 MLS REQUIRED <input type="checkbox"/> Pool Monitoring ( Total Coliform & E. Coli) - 100 MLS <input type="checkbox"/> FSMA Source Water Bacteria ( T.C./E. Coli #'s)-100 MLS <input type="checkbox"/> Beach Monitoring (E.coli count)- 100 MLS	
<b>Laboratory Use Only</b> <b>Condition of Sample(s):</b> Acceptable / Not Acceptable		<b>Sample Location Site Analysis:</b> Chlorine Residual ____ mg/l <b>Nitrate Sample Temperature:</b> 2.9°C <b>On-Ice:</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
<b>Comments:</b>		<b>Lab Id:</b> 25-09B-4	
<b>NOTIFICATION OF POSITIVE TOTAL COLIFORM/E.COLI RESULTS:</b> INDIVIDUAL NOTIFIED:  AGENCY NOTIFIED:		EMAIL: PHONE: DATE/TIME:  Notified by:	





## 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: Jon DePoy, Nederveld

Address of Applicant: 730 Chicago DR, Holland MI 49423/jdepoy@nederveld.com

Applicant Telephone No: 616-393-0449

Project name, if any: Landscape Design Services, Project #25200569, Sheet C-205, 9-2-25

Project location: 71355 CR-388

Brief project description: Site improvements with 2 separate access points

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 below

Other comments / recommendations:

All builds to follow IFC 2021 edition. Knox Box required for the building, the secured gate off CR-689 will require a Knox Key Switch if electric, if not a key placed in the Knox Box. Address to be visible from CR-388. No further review required unless the plan changes.

Review performed by Keith Bierhalter Deputy Chief/Fire Marshal

Date 9/22/2025

Keith Bierhalter DC/FM

## Jon DePoy

---

**From:** AJ Brucks <AJBrucks@vbcrc.org>  
**Sent:** Monday, June 30, 2025 6:34 AM  
**To:** Jon DePoy  
**Subject:** RE: Driveway location- Preliminary Comment  
**Attachments:** Commercial Or Other Than Residential Driveway Application and Permit.pdf;  
Commercial Driveway Application Detailed Spec List for Map\_DRAFT.docx

**Warning: Unusual sender** <ajbrucks@vbcrc.org>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hi Jon,

Yes, I definitely like the entrance off CR 689 and not Cr 388, and the entrances off of CR 388 should be proposed to be removed and restored to vegetation. And 400' from intersection is just fine, although is a County primary the traffic count is way less than the craziness on 388.

We will still require a Commercial DW Permit Application (attached pdf, first page only), with detailed plans and narrative (use the Word doc as a check list for applicable items to site). But we will not have an issues with the entrance as proposed on your draft fat marker (love that!) sketch!

Thank you for reaching out. Ill start a file for you and please let me know if you have any other questions before submission.

I appreciate it.

AJ

AJ Brucks  
*Permit Officer - Weighmaster*



**Van Buren County Road Commission**  
325 West James St. | P.O. Box 156  
Lawrence, MI 49064  
t: 269-674-8011 x252 f: 269-674-3770  
[www.VBCRC.org](http://www.VBCRC.org) | [VBCRC Facebook](#)

Report a Problem - [SeeClickFix](#)

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**From:** Jon DePoy <jdepoy@nederveld.com>  
**Sent:** Sunday, June 29, 2025 3:23 PM  
**To:** AJ Brucks <AJBrucks@vbcrc.org>  
**Subject:** Driveway location- Preliminary Comment

Good afternoon, AJ:

We are working on a site plan located at 71355 CR 388 in South Haven Township. Before we get too far into things, we want to make sure that the location of the proposed driveway is approvable. A fat marker sketch of the proposed site plan is attached for reference.



Per the below measurement, the proposed driveway is approximately 400' from the nearest intersection. The use is a satellite campus for Landscape Design Services. It is mostly a storage facility and the only intended traffic is for staff operations (less than 6 employees at this location).



**Jon DePoy**  
616-393-0449  
nederveld.com

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 6<sup>th</sup> 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](mailto:shtwp.zoninga@gmail.com)

Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 [mtsallagan@frontier.com](mailto:mtsallagan@frontier.com)

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

Property Owner

Name Robert Nydza

Address 10710 Gast 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 6<sup>th</sup> Ave, South Haven, MI 49090

Property Number 80-17- 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 ☒;

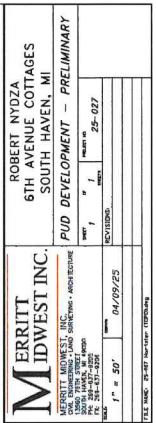
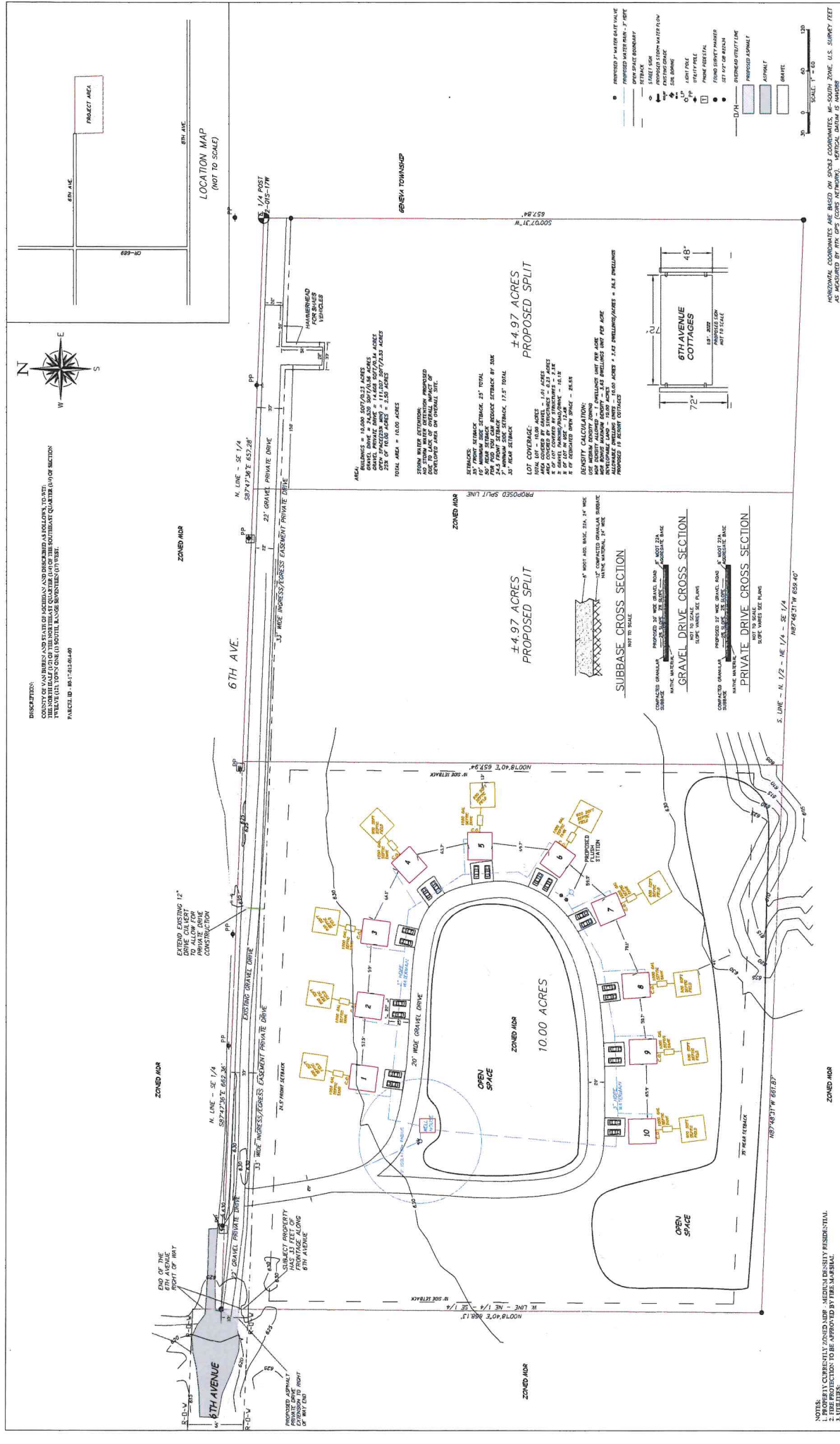
(Other) \_\_\_\_\_

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)



PROPERTY OWNER:  
ROBERT NYDZA  
10710 GAST ROAD  
BRIDGMAN, MI 49106  
PHONE - 734.474.0878

CONVICT AID

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Circumstance	Percentage of Respondents (%)
Self-defense	85
To protect others	75
To protect property	65
To protect the community	55
To protect the environment	45

MISSION  
ATION

AT PROPOSED DRIVEWAY  
PROPOSED DRIVEWAY.

FRANCE NOTES:

1. DRIVEWAY ENTRY STANDARDS
2. DRIVEWAY APPROACH
3. ADOT 22A GRADE
4. HMA TOP COURSE
5. THERE IS NO EXISTING DRIVEWAY
6. NO OTHER UTILITIES

WARDS.

SECTION PER VBCDC STAFF  
PAGE,  
D, EXTERIOR LIGHTS TO  
WITH SECTION 18.24 OF  
EIGHT OR 25 SQ FT IN AREA  
A OF 680 SQUARE FEET  
GRADE SO NO SITE GRAD  
THE NATURAL GRADE  
ILL DEVELOPED AREA.

SHALL BE WALL MOUNTED DOWNWARD AND COMPLY WITH ZONING ORDINANCE. NOT EXCEED 8 FEET IN HEIGHT. THE MINIMUM FLOOR AREA SHALL MATCH EXISTING. PROPOSED BASED AROUND SITE, AND OVER

SPACES PER RESORT COTTAGE LIGHTING SHALL BE DIRECT LIGHTING. SOUTH HAVEN TOWNSHIP COTTAGE LIGHTING SHALL BE DIRECT LIGHTING. COTTAGE SHALL MEET WELL ROAD AND COITAN TOWNSHIP WATER DEPARTMENT DEVELOPED AREA SPACING

4. AN IV
5. EFF SH
6. DE TH
7. EA
8. GR NA
9. DR



**SOUTH HAVEN CHARTER TOWNSHIP**  
**Draft MINUTES OF REGULAR MEETING**  
**WEDNESDAY, May 14, 2025**

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

**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 April 9, 2025 Regular Meeting as presented. All voted in favor. Motion carried.

**Brian Montgomery** was in attendance to give a report for SHAES. Gail Gladney reported for Van Buren County Commission, and Jena Johnson attended on behalf of Van Buren Conservation District.

**Motion by Bertorelli**, supported by Fisher, to approve the Agenda with the addition of 8.F. SHARA Loan and 8.G. Budget Amendments. All voted in favor. Motion carried.

**Supervisor Stein** reported that the 73<sup>rd</sup> Street apartment complex is feeling very hopeful about its application with MSHDA. He reported that Granicus should be ready to work with our Short Term Rentals in May.

**Motion by DeGrandchamp**, supported by Wiatrowski, to amend the Short Term Rental Ordinance to allow rentals in the CSC District to rent more than once a week. All voted in favor. Motion carried. The Clerk was directed to communicate with the attorney to get this change started.

**Motion by Wiatrowski**, supported by DeGrandchamp, to approve a private road at the end of 6<sup>th</sup> Avenue with a 33' variance for a PUD project due to the unique characteristics of the property. All voted in favor. Motion carried.

**Motion by Poole**, supported by Lewandowski, to set a Public Hearing on May 27<sup>th</sup> at 11:00 a.m. to approve a CDBG Grant application. All voted in favor. Motion carried.

**Motion by DeGrandchamp**, supported by Lewandowski, to approve the SHAWSA Budget. All voted in favor by roll call vote. Motion carried.

**Representatives** from the law firm Bloom and Sluggett were in attendance.

**Motion by Wiatrowski**, supported by Poole, to approve engaging with Bloom and Sluggett for prosecution services. All voted in favor. Motion carried.

**Motion by DeGrandchamp**, supported by Wiatrowski, to approve an updated contract with Bendzinski. All voted in favor. Motion carried.

**Motion by Poole**, supported by DeGrandchamp, to approve a loan to SHARA for \$130,000.00. All voted in favor by roll call vote. Motion carried.

**Motion by Bertorelli**, supported by Fisher, to adopt Resolution 25-14 Amending the Budget. All voted in favor by roll call vote. Motion carried.



## 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 76<sup>th</sup> ST/rpirsein@merrittmidwest.com

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

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

Project location: No address given, 70400 BLK 6<sup>th</sup> 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