

**South Haven Charter Township
09761 Blue Star Hwy, South Haven
Planning Commission**

SPECIAL workshop

January 7, 2026 5:00PM

Call to Order

Role Call

Public Comments

Workshop

- a. Brad Kotrba, Williams and Works, continue Zoning Ordinance update

Public Comment / Commissioner Comments

Adjournment

**South Haven Charter Township
09761 Blue Star Hwy, South Haven
Planning Commission
January 7, 2026
Agenda**

Call to Order

Role Call

Approval of the Agenda

Approval of the Previous Minutes – December 3, 2025

Public Comments on Non-Agenda Items

Election of Officers

Public Hearing

1. RCQ Properties LLC (Marc Compton) has petitioned to amend an approved site plan for a special land use; construct 40x65-3 sided storage building at 73230 8th Ave 80-17-011-019-02

Public Hearing Procedure:

Review by Staff, Questions from Commissioners

Presentation by Applicant, Questions from Commissioners

Chair 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 3 minutes per person
4. Written comments & petitions are read

Chair closes the public hearing

New Business

- a. Discuss / decide – site plan for special land use, 73230 8th Ave
- b. Any other business that may come before the commission

Unfinished Business

- a. Continue Zoning Ordinance update
- 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, December 3, 2025

Draft

Workshop meeting 5p

Brad Kotrba, Williams and Works – ZO update

Reviewed new article 21 non-conform, Art 22 ZBA, Art 23 Administration

Regular meeting

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Kiry – present

Odland - present

Meyer – present

Poole – present

Dibble – absent – excused

Nicol – present

Zoning Administrator: Tasha Smalley

Audience:

Applicants

Township residents

3) Approval of the Agenda

Odland stated to move New Business a. Site Plan review up before public hearing. Motion by Poole to approve the agenda as amended, second by Tippman, 6-0 yes, motion passed.

4) Approval of the Minutes

Motion by Nicol to approve the minutes as presented, of November 5, 2025, second by Meyer, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - email receive Dave Wiatrowski regarding Kalamazoo area Battery Energy Storage Facility; neighbor concerns

New Business –

- a. Site plan review 10336 Blue Star, 80-17-015-055-00, The Lodge, to construction approx. 30x40 addition to existing restaurant (storage and food prep space).
Smalley briefly went over the project. The restaurant has proposed to construct an addition 30x40 to add space for kitchen prep and storage. The existing garage will be removed. The addition will be along the front line of the building facing the road. No additional parking will be required and no parking will be eliminated. Brett, The Lodge, went over the project. The addition will help with kitchen space, it is very small; more prep area, dishwash area, storage. Remove the garage outside. The outdoor patio area will be reconfigured.

No public comment
No additional questions from PC

Motion made by grant to approve the revised site plan to construction an addition approx. 30x40 (prep space, dishwashing space, storage) not to include additional seating, second by Poole. No discussion. 6-0yes, motion passed.

7) Public Hearing

Owner, James Bard and Applicant Wallick (Graham Welling) have petitioned for Final PUD (Planned Unit Development) review to rezone the property (MFR) and construct 52 units (2-16 unit and 1-20 unit apartments) at V/L (*approx. 09000*) 73rd Ave 80-17-014-039-20/25/30-00; approx. 13 acres.

Smalley briefly went over the project: Final PUD; preliminary was Aug 2024; the plan has changed slightly but approximately same number of units; 2-16 unit buildings and 1-20 unit building, club house/office, and playground. Includes 3 parcels to be combined into one.

Graham Welling, Wallick presented a slide-show presentation. Went over who Wallick is and how long been in business, how many developments. Their general mission "opening doors to homes". Introduced Jamauri Bogan, Bogan Development; will be doing the construction work and plans. Provided portfolio of past projects. Market study shows need for workforce housing; rent is based on income. Financed through housing tax credits MSHDA. MSHDA oversight for 45 years to make sure in compliance with strict rules. Went over the site plan, building layout, parking, club house. The change from preliminary to final was due to topography and storm water. The land and slopes created some challenge. Moved the club house and play area. Went over the traffic and parking study, done by Fleis and Vandenbrink. Study shows no need to add a turn lane or improve the road. The parking study shows does not need the required number of spaces per the ordinance (119), plan shows 89. The units will have own door and common breezeway. Clubhouse will have office, open area and kitchen for gatherings.

Tippman asked how do you find 1.7 cars? Concerned with the decrease when the property is large enough to accommodate the required parking. Mr. Welling stated do not want to over build the property, extra cost. Tippman stated per a recent meeting with the road commission, was told 4,000 cars per day; study states less.

Brad Watson, WBX Engineer, Bowde', went over the property challenges; 2 wetland areas to work around, the topography to drain, drop off towards the highway using retaining walls and strategic grading. Geological soil test done, poor drainage so a larger retention is needed. Adding retention walls. Shallow sanitary sewer in the road, need gravity line to get to the road. There will be landscape to block lights, wetland plantings to help with filtration.

Myers asked if they thought two driveways would be necessary. Welling stated the study showed only one driveway is sufficient. Also asked if adding an lane for incoming traffic. Welling stated the traffic study did not require a deceleration lane.

Chairperson opened the public hearing, 8:00pm.

Rita Ferrell, 73rd St – lived in area 23years, the plow has destroyed mailbox. 55mph too fast. Fears walking across street to get mail. 73rd is a service road.

Laura Czerkies, 73rd St – I am a runner and cannot run on 73rd St, not safe to walk. The people in the development will want to walk too. The foot traffic is not safe.

Barrett Mills 73rd St – not anti-development, in favor of people doing what they want with their land. But the road is still a concern. I have seen so many accidents, broken wheels, rollovers, etc. Need a better

road, infrastructure. There will be more issues if the road is not fixed. This development is spot zoning. Lower the speed limit, stop adding things to street making it worse.

James Bard, Bailey St – need for housing. The speed should not be 55 mph. The road is a road commission issue not with housing.

Nick Stegman 66th St – this development could be thing to get the road fixed; the site plan was changed from preliminary to make the project more compact,

Chairperson closed the public hearing, 8:16pm.

8) New Business –

b. review, discuss/decision – final PUD

Fact of Finding discussion

Section 16.09 The Planning Commission shall determine and shall provide evidence in its report to the Township Board to the effect that the application, site plan and supplementary informational materials submitted by the applicant meet the following standards:

- A. The proposed development shall conform to the Township Master Plan or any part thereof, or represents land use policy which, in the Planning Commission's opinion, is a logical and acceptable change in the adopted Township Land Use Plan. – yes conforms, no issues, Tippman stated using a PUD to get around the rules of MDR.
- B. The proposed development shall conform to the intent and all regulations and standards of a "PUD" District.- Yes conforms, Tippman stated this is to circumvent the residential district
- C. The proposed development shall be adequately served by public facilities and services such as: highways, streets, sidewalks, street lights, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services. – concern for the road 73rd St, the road conditions have been discussed by the PC several times and with the road commission. Other Services are ok.
- D. Common open space, other common properties and facilities, individual properties, and all other elements of a "PUD" are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site and surrounding lands. -Yes, the site plan is clustered, buildings are close to each other and approx. 7 acres will be open.
- E. The applicant shall have made provision to ensure that public and common areas will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for financing of improvements shown on the plan for open space and other common areas and facilities, and that proper maintenance of such improvements is ensured. -the funding received requires strict with maintenance of grounds and buildings. The developer has many complexes dating back with good standing.

- F. Traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the surrounding area. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic; relationship of the proposed project to main thoroughfares and street intersections; and the general character and intensity of the existing and potential development of the surrounding area. – 73rd traffic is a concern; not wide enough, speed too fast, no pedestrian walk area. The road commission is in charge of the road, not the planning commission. The PC has met with the road commission to tell them of the concerns of 73rd St. a lack of money to fix the road is the main issue.
- G. The mix of housing unit types and densities, and the mix of residential and non-residential uses shall be acceptable in terms of convenience, privacy, compatibility, and similar measures. -yes complies. Multi-unit housing
- H. The Planning Commission shall determine, where applicable, that noise, odor, lighting, or other external effects which are connected with the proposed use, will not adversely affect adjacent and surrounding area lands and uses. – the site plan shows retaining walls and screening from adjacent neighbors. Yes, complies.
- I. The proposed development shall create a minimum disturbance to natural features and land forms. – lot of engineering to work around the topography and drain issues, will disturb as least as possible. Yes, complies
- J. Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable. No new streets created, just 1 driveway and parking lot. Yes, complies

PC comments:

Kiry – can deceleration lane(s) be added? The road commission needs to be involved, 55 mph is too fast. Regulate the no thru truck, there are signs but not regulated.

Poole – The township needs funds for road repairs

Motion by Nicol to recommend approval to the Township Board for the proposed Planned Unit Development, rezone to multi-family with conditions: 1. All required permits/approvals are obtained: Federal, State, County, local, 2. Must comply with all the standards in the PUD ordinance (Article 16) 3. And strong concern for condition of 73rd St (resolution for Township Board); second by Kiry. No further discussion. Roll Call vote: Poole-Yes; Dibble-absent; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes. 6-0yes, motion passed.

Resolution for Township Board: The Planning Commission expresses strong concern of 73rd Street. During multiple meetings for different projects 73rd St had been brought up as a concern. Please consider and discuss these with the Township Board and other appropriate agencies.

Possible solutions:

- Safety – traffic flow is too fast, speed limit lowered to 35MPH
- Pedestrian traffic – install sidewalk or wider shoulder for pedestrians
- Truck traffic – prohibit thru truck traffic, the signs posted are not per an enforcement ordinance
- Deceleration lanes – add decel lanes in high turning areas
- Slow traffic – add rumble strips at cross streets to slow traffic
- Improve road – rebuild road to handle to high volume of traffic

- c. 2026 meeting calendar – continue with same meeting day and time. 1st Wednesday at 7pm. Motion by Poole to approve the 2026 meeting calendar, 1st Wednesday of each month starting at 7pm, second by Nicol. No discussion. 6-0yes, motion passed.

9) Unfinished Business - none

10) Staff & Subcommittee report

- a. Board report – Poole – approved the budget
- b. Zoning Board of Appeals – 2 meetings Nov 6 and Nov 17

Nov 6th – 2 apps 1. Eric and Emily Austin variances to construct a covered front porch and a garage addition at 12688 Blue Star Hwy. Required front setback is 110ft centerline of Blue Star Hwy; garage addition request is for 8ft of relief (102ft from center line); covered front porch request is for 5ft of relief (105ft from center line). Requests were approved
2. Phillip and Kandace VanReken variance to enclose an existing screen porch at 16626 77th St. Required side setback is 10ft; request is for 2ft 3 ½in of relief (to be 7ft 8 ½ in from property line). Requests were approved.

Nov 17 – 3 apps Cottage Home 1. 78006 20th Ave; House - Required front setback 35ft; request 15ft of relief (to be 20ft from front property line). Required rear setback is 50ft; request 14.5ft of relief (to be 35'6" from rear property line). Required side yard is 15ft; request 4.5ft of relief (to be 10'6" from west side property line). Detached garage – Required rear setback 15ft; request 1ft of relief (to be 14ft from rear property line). Requests were approved
2. 78000 20th Ave; House – Required rear setback 50ft; request 30ft of relief (to be 20ft rear property line); Detached garage – Required front setback 35ft; request 23ft of relief (to be 12ft from front property line). Requests were approved
3. 78268 20th Ave, House – Required front setback 35ft; request 23ft of relief (to be 12ft from front property line). Requests were approved.

- c. Zoning report – Smalley – as of today, nothing for Jan meeting

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:00 pm

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, January 7, 2026 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. RCQ Properties LLC (Marc Compton) has petitioned to amend an approved site plan for a special land use; construct 40x65-3 sided storage building at 73230 8th Ave 80-17-011-019-02

PLEASE TAKE FURTHER NOTICE that the applications can be reviewed at the Township Hall during the zoning administrator hours Tues's 9-12p and Thurs's 1:30-4p or call 269-637-3305 / 1-800-626-5964 or request by email mtsalleghan@frontier.com. Written comment may also be submitted to the zoning administrator.

PLEASE TAKE FURTHER NOTICE that written comments may be submitted to the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail at the address set forth below, up to the date of the hearing and will also be accepted by the Planning Commission at the hearing.

South Haven Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the South Haven Charter Township Clerk.

South Haven Charter Township Hall
Brenda Bertorelli, Clerk
09761 Blue Star Highway
South Haven, MI 49090
269-637-3305

Memorandum: South Haven Charter Township Planning Commission
Date: December 23, 2025
From: Tasha Smalley, Zoning Administrator
RE: Amend approved site plan for special use – construct 40x65 3-sided building for storage

Public Hearing: January 7, 2026

Owner: RCQ Properties
Owner address: 1201 8th Ave, South Haven MI 49090

Representative: Marc Compton

Subject Property: 73230 8th Ave, South Have Township
Parcel #: 80-17-011-019-02

I – Industrial

Minimum lot area – W/S – 40,000 sq ft; 2 acres
Minimum lot width – W/S – 120 ft; 200 ft
Front setback – 35 ft right-of-way
Side setback – 25 ft
Rear setback – 50 ft

RCO – Residential Commercial Overlay

Minimum lot area – W/S – 10,000 sq ft; 1 acre
Minimum lot width – W/S – 66 ft; 150 ft
Front setback – 35 ft right-of-way
Side setback – 10 ft
Rear setback – 40 ft

SLU – a business typical for outside storage (approved 5-4-22)

Analysis

Property 80-17-011-019-02 is a legal conforming lot of record
Lot area approx. - 3.3 acres, approx 523x350

Current approved use:

Compton's own the adjacent business in the City, and purchased this property and expanded the outside storage.

The existing home was demolished

The existing 24x27 garage remains

Outside areas for storage and type of product; asphalt, topsoil, clay, etc

Proposed project:

Construct a 40x65 3-sided accessory building for storage of equipment

Front setback – 73ft

West side setback – 65ft

East side setback – 342ft

Rear (north) setback – 180ft

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shtwp.zoninga@gmail.com

Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegan@frontier.com

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

Property Owner

Name RCQ Properties LLC (Marc Compton)

Address 73230 8th Ave City South Haven Zip 49090

Telephone 269.214.8932 Email marc@comptonlandimprovement.com

Representative (if applicable) _____

Telephone 269.214.8932 Email marc@comptonlandimprovement.com

Applicant (if different from Owner)

Name _____

Address _____ City _____ Zip _____

Telephone _____ Email _____

Property Address: _____

Property Number 80-17- 011-019-02

Current Zoning Classification and Use 302 Industrial-Vacant- Material storage

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

Commercial Use _____; Industrial Use x; Multi-family Use _____; Temporary Use _____;
Grading/Paving _____; Special Use x; Site Condo _____; PUD _____;
(Other) _____

Describe Proposed activity: Construct 40x65 3 sided storage barn
accessory building

Signature of Property Owner [Signature] Date 12.2.25
Signature of Applicant [Signature] Date 12.2.25

(owner and applicant must sign)

DATE	DESCRIPTION
12/2025	PERMITTING

OWNER: KCO PROPERTIES LLC
1301 4TH AVENUE
SOUTH HAVEN, MI 49080

PROPERTY ADDRESS OF JOBSITE:
SOUTH HAVEN, MI 49080

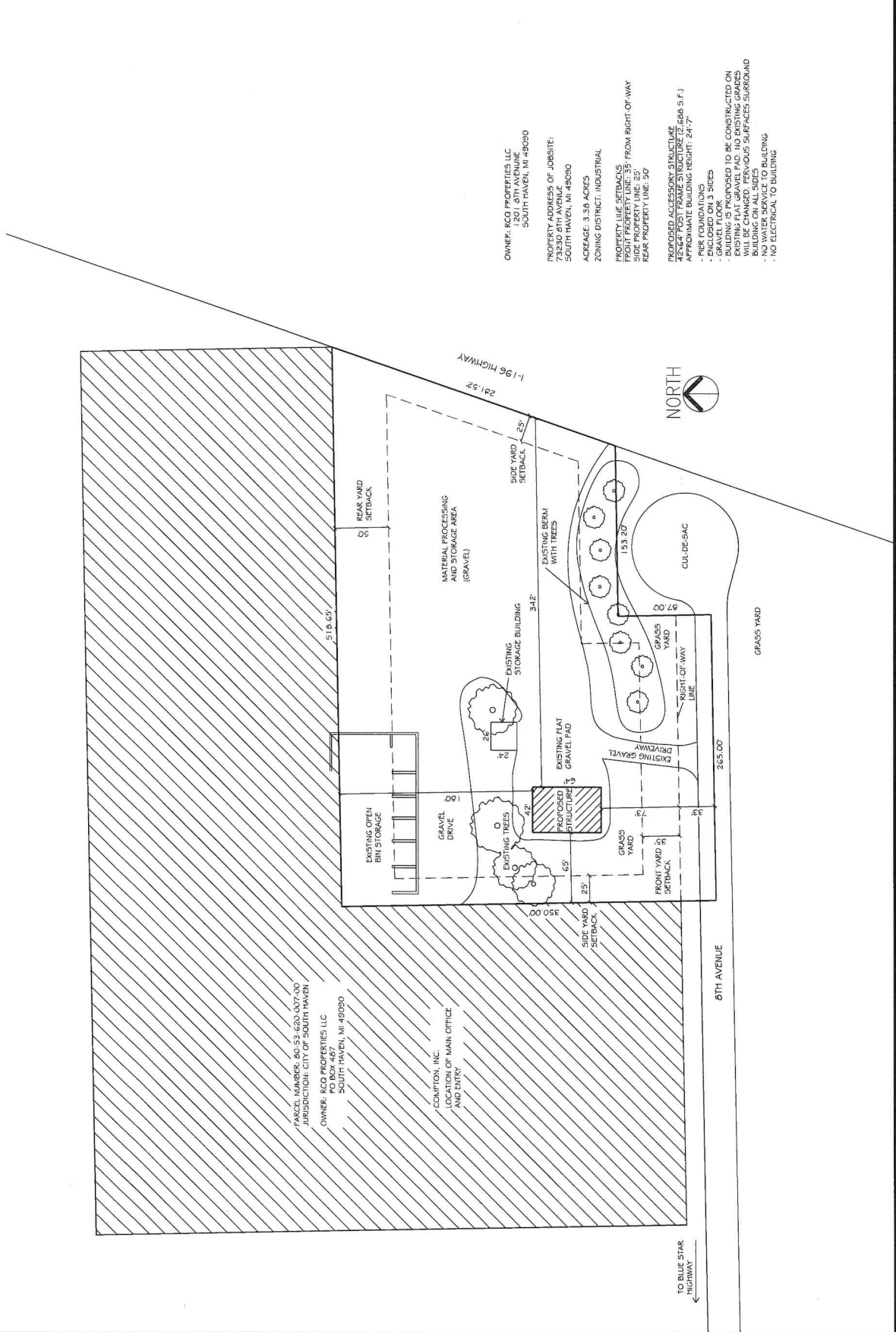
ACREAGE: 3.36 ACRES

ZONING DISTRICT: INDUSTRIAL

PROPERTY LIFE ESTIMATES
EST. PROPERTY AGE: 25
EST. PROPERTY LINE: 50'

42.4' POST FRAME STRUCTURE (2)
APPROXIMATE BUILDING HEIGHT: 24'
- PIER FOUNDATIONS
- ENCLOSED ON 3 SIDES
- BUILDING IS PROPOSED TO BE CO-
EXISTING FLAT GRAVEL PAD NO DR
WILL BE CHANGED PERVIOUS SURF
BUILDING ON ALL 3 SIDS BUILDING
NO ELECTRICAL TO BUILD

A-1.0





20 m
50 ft

MMH 9611 S

SAPPANOS

OUT AVE

South
Haven
Township

8TH AVE