

AGENDA
SOUTH HAVEN CHARTER TOWNSHIP
January 14, 2026

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of December 10, 2025
4. Correspondence
5. Public Comments, Audience Members are allowed 3 minutes to discuss items not on the Agenda (5 minutes for groups)
6. Approval of Agenda

7. UNFINISHED BUSINESS
 - A) Affordable Housing Updates
 - B) Short Term Rental Updates
 - a. Granicus
 - b. Inspections
 - C)

8. NEW BUSINESS
 - A) Resolution 26-01 to Rezone PUD Lighthouse Apartments
 - B) Resolution 26-02 Poverty Exemption
 - C) Resolution 26-03 Budget Amendment Resolutions
 - D) Planning Commission Recommendation for Special Land Use
 - E)

9. REPORTS
 - Airport
 - Building/Electrical/Mechanical
 - Building Committee
 - Fire/Ambulance
 - Library
 - Park Committee
 - Planning Commission
 - Roads
 - Senior Services
 - Water/Sewer Authority
 - Zoning Board of Appeals

10. TREASURER'S REPORT

11. BOARD COMMENTS

12. ADJOURNMENT

SOUTH HAVEN CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING
WEDNESDAY, DECEMBER 10, 2025

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

Absent: None

Meeting was called to order by Supervisor Stein at 7:30 p.m.

Motion by Wiatrowski, supported by DeGrandchamp, to approve the Minutes of the November 12, 2025 Regular Meeting as presented. All voted in favor. Motion carried.

Zach Kenreich was in attendance and gave a report for SHAES. Kenny Clevenger, a candidate for State Representative introduced himself.

Motion by DeGrandchamp, supported by Lewandowski, to approve the Agenda. All voted in favor. Motion carried.

Trustee Poole reported that the apartments on 73rd Street received their final approval from the Planning Commission. Trustee Wiatrowski reported there were 3 STR inspections to complete.

Motion by DeGrandchamp, supported by Wiatrowski, to approve the Board Meeting Schedule for 2026. All voted in favor. Motion carried.

Motion by Fisher, supported by Bertorelli, to approve Jill Sanborn as Deputy Treasurer. All voted in favor. Motion carried.

Motion by Poole, supported by Wiatrowski, to accept the Planning Commissions recommendation for approval of the project on 73rd Street and send the information to the Attorney to prepare for adoption. All voted in favor. Motion carried.

Motion by Fisher, supported by Lewandowski, to adopt Resolution 25-31 Amending the 2025 Budget. All voted in favor by roll call vote. Motion carried.

Motion by Stein, supported by Poole, to reappoint Grant Nicol to the Planning Commission for another term. All voted in favor. Motion carried.

Motion by Stein, supported by Wiatrowski, to reappoint Lowell Tippman to another term as ZBA Liaison to the Planning Commission. All voted in favor. Motion carried.

Reports from various committees and authorities were received. W.C. Askew was in attendance for the Road Commission.

Motion by Fisher, supported by Wiatrowski, to approve payment of anticipated bills in the amount of \$133,174.73. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 8:26 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor

SOUTH HAVEN CHARTER TOWNSHIP

RESOLUTION NO. 26-01

**A RESOLUTION TO APPROVE THE SITE PLAN FOR THE LIGHTHOUSE RIDGE
APARTMENTS PLANNED UNIT DEVELOPMENT AND TO INTRODUCE
ORDINANCE NO. 172, AN ORDINANCE TO AMEND THE SOUTH HAVEN CHARTER
TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE
LIGHTHOUSE RIDGE APARTMENTS PLANNED UNIT DEVELOPMENT PROJECT**

At a meeting of the Township Board of South Haven Charter Township, Van Buren County, Michigan, held on January 14, 2026, at 7:30 p.m., at the Township Hall, 09761 Blue Star Memorial Highway, South Haven, MI 49090.

PRESENT: _____

ABSENT: _____

The following preamble and Resolution was offered by _____ and seconded by _____.

WHEREAS, pursuant to the Michigan Zoning Enabling Act, 2006 PA 110, the Township has authority to adopt and amend zoning ordinances regulating the use of land in the Township; and

WHEREAS, the Township Planning Commission held a public hearing on December 3, 2025, on a petition to amend the South Haven Township Zoning Ordinance (the “Zoning Ordinance”) and rezone the following real property:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14 THAT IS 718.58 FEET SOUTH 00°08'30" WEST (DEEDED SOUTH) OF THE NORTH QUARTER OF SAID SECTION 14; THENCE SOUTH 00°08'30" WEST (DEEDED SOUTH) ON SAID NORTH AND SOUTH QUARTER LINE 592.67 FEET; THENCE NORTH 88°52'29" (DEEDED NORTH 89°00'59" WEST) 218.35 FEET; THENCE SOUTH 05°47'02" EAST (DEEDED SOUTH 05°55'32" EAST) 144.46 FEET; THENCE SOUTH 88°52'29" EAST (DEEDED SOUTH 89°00'59") 203.43 FEET TO SAID NORTH AND SOUTH QUARTER LINE; THENCE SOUTH 00°08'30" WEST (DEEDED SOUTH) ON SAID NORTH AND

SOUTH QUARTER LINE 66.00 FEET; THENCE NORTH 88°52'29" WEST (DEEDED NORTH 89°00'59" EAST) 129.93 FEET; THENCE SOUTH 44°18'06" WEST (DEEDED SOUTH 04°09'39" WEST) 701.86 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 43; THENCE NORTH 45°01'22" WEST (DEEDED NORTH 54°09'52" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE 162.84 FEET; THENCE NORTH 48°07'46" EAST (DEEDED NORTH 47°59'16" EAST) ON SAID NORTHERLY RIGHT OF WAY LINE 20.00 FEET; THENCE NORTH 44°55'06" WEST (DEEDED NORTH 45°03'36" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE 109.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 196; THENCE NORTH 20°13'38" EAST (DEEDED NORTH 20°05'08" EAST) ON SAID EASTERLY RIGHT OF WAY LINE 1174.59 FEET; THENCE SOUTH 89°03'38" EAST (DEEDED SOUTH 89°12'08" EAST) 393.81 FEET TO THE POINT OF BEGINNING. CONTAINING 13.39 ACRES MORE OR LESS.

Parcel ID numbers 80-17-014-039-30, 80-17-014-039-20, and 80-17-014-039-25 (the "Property"), from its current zoning district of Medium Density Residential (MDR) to Multiple Family Residential (MFR) Planned Unit Development (PUD) district as the Lighthouse Ridge Apartments Planned Unit Development (the "Project"); and

WHEREAS, on December 3, 2025, the Township Planning Commission recommended approval of the Project to the Township Board with the conditions that (1) all required permits and approvals are obtained from the Federal, State, County, and Township governments and (2) that the standards of Article 16 of the Zoning Ordinance are met; and,

WHEREAS, the Planning Commission transmitted a summary of the comments received prior to and during the public hearing, along with the Planning Commission's recommendation, to the Van Buren County Planning Commission for review and comment; and,

WHEREAS, the Township Board has reviewed the Project's final site plan; and,

WHEREAS, the Township Board wishes to introduce Ordinance No. 172, An Ordinance to Amend the South Haven Charter Township Zoning Ordinance and Zoning Map to Establish the Lighthouse Ridge Apartments Planned Unit Development Project, which would rezone the Property as MFR PUD for the Project.

NOW, THEREFORE, the Township Board of the Charter Township of South Haven
resolves as follows:

1. Ordinance No. 172, An Ordinance to Amend the South Haven Charter Township Zoning Ordinance and Zoning Map to Establish the Lighthouse Ridge Apartments Planned Unit Development Project (the “Ordinance”), attached as **Exhibit A**, is introduced.

2. The Township Board will consider adopting the Ordinance at its next regular meeting on February 11, 2026.

3. Pursuant to Section 20 of the Michigan Charter Township Act, 1994 PA 82, the Township Clerk is directed to publish the Ordinance in accordance with Section 8 of the Act by posting it in the office of the Clerk and on the Township's website. The Clerk is further directed to publish notice of the posting in a form in accordance with the Act in a newspaper of general circulation in the Township within seven (7) days after the posting. The notice must be substantially similar to the attached **Exhibit B**.

4. The number of parking spaces required for the Lighthouse Ridge Apartments Planned Unit Development is reduced to 89, from the 119 required under Article XX of the South Haven Charter Township Zoning Ordinance, based on the traffic study provided by the applicant and the recommendation of the Township Planning Commission.

5. The Lighthouse Ridge Apartments Planned Unit Development's final site, attached as **Exhibit C**, is approved.

6. Any resolutions or portions of resolutions that are inconsistent with this Resolution are repealed.

STATE OF MICHIGAN)
) ss.
COUNTY OF VAN BUREN)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of South Haven, Van Buren County, Michigan, CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a regular meeting held pursuant to the Open Meetings Act on January 14, 2026.

Brenda Bertorelli
Clerk, South Haven Charter Township

EXHIBIT A

SOUTH HAVEN CHARTER TOWNSHIP

ORDINANCE NO. 172

AN ORDINANCE TO AMEND THE SOUTH HAVEN CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE LIGHTHOUSE RIDGE APARTMENTS PLANNED UNIT DEVELOPMENT PROJECT

The Charter Township of South Haven ordains:

Section 1. Purpose.

The application received from Wallick Development (the “Developer”) for a Planned Unit Development designation and rezoning for the proposed Lighthouse Ridge Apartments Planned Unit Development Project (the “Project”) was recommended for final approval by the South Haven Township Planning Commission on December 3, 2025. The Project is recommended for rezoning from MDR, Medium Density Residential, to MFR PUD, Multiple Family Residential Planned Unit Development. This action requires an amendment to the South Haven Charter Township Zoning Ordinance and Zoning Map.

Section 2. Legal Description.

The legal description of the Project is as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14 THAT IS 718.58 FEET SOUTH 00°08'30" WEST (DEEDED SOUTH) OF THE NORTH QUARTER OF SAID SECTION 14; THENCE SOUTH 00°08'30" WEST (DEEDED SOUTH) ON SAID NORTH AND SOUTH QUARTER LINE 592.67 FEET; THENCE NORTH 88°52'29" (DEEDED NORTH 89°00'59" WEST) 218.35 FEET; THENCE SOUTH 05°47'02" EAST (DEEDED SOUTH 05°55'32" EAST) 144.46 FEET; THENCE SOUTH 88°52'29" EAST (DEEDED SOUTH 89°00'59") 203.43 FEET TO SAID NORTH AND SOUTH QUARTER LINE; THENCE SOUTH 00°08'30" WEST (DEEDED SOUTH) ON SAID NORTH AND SOUTH QUARTER LINE 66.00 FEET; THENCE NORTH 88°52'29" WEST (DEEDED NORTH 89°00'59" EAST) 129.93 FEET; THENCE SOUTH 44°18'06" WEST (DEEDED SOUTH 04°09'39" WEST) 701.86 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 43; THENCE NORTH 45°01'22" WEST (DEEDED NORTH 54°09'52" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE 162.84 FEET; THENCE NORTH 48°07'46" EAST (DEEDED NORTH 47°59'16" EAST) ON SAID NORTHERLY RIGHT OF WAY LINE 20.00 FEET; THENCE NORTH 44°55'06" WEST (DEEDED NORTH 45°03'36" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE

109.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 196; THENCE NORTH 20°13'38" EAST (DEEDED NORTH 20°05'08" EAST) ON SAID EASTERLY RIGHT OF WAY LINE 1174.59 FEET; THENCE SOUTH 89°03'38" EAST (DEEDED SOUTH 89°12'08" EAST) 393.81 FEET TO THE POINT OF BEGINNING. CONTAINING 13.39 ACRES MORE OR LESS.

Parcel ID numbers 80-17-014-039-30, 80-17-014-039-20, and 80-17-014-039-25.

Section 3. General Provisions.

The following provisions apply to the Project in addition to those provisions outlined in Article XVI of the South Haven Charter Township Zoning Ordinance.

Section 4. Permitted Use.

The Project occupies approximately 13 acres of land in the Township. The only permitted use for the Lighthouse Ridge Apartments PUD is a 52-unit apartment complex consisting of two 16-unit buildings, one 20-unit building, an office, a clubhouse, a playground, and parking.

Section 5. Approval Limitations.

- A. The Project must be developed in accordance with the final approved site plan.
- B. The provisions of this Ordinance are not intended as a substitute for the South Haven Charter Township Zoning Ordinance, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the South Haven Charter Township Zoning Ordinance apply. Furthermore, all other applicable South Haven Charter Township ordinances govern the Project where applicable
- C. Except as expressly otherwise provided herein, the Developer and its assigns must meet all applicable provisions, ordinance requirements, and regulations of South Haven Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- D. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the South Haven Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

- E. All conditions contained herein and in the final approved site plan will be incorporated into a Planned Unit Development Agreement that must be executed by Developer and the Township and which may be recorded with the Van Buren County Register of Deeds.
- F. Failure to comply with the final approved site plan or any other provision of this Ordinance is deemed a nuisance per se and a violation of the South Haven Charter Township Zoning Ordinance.

Section 7. Validity and Severability.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 8. Repealer.

Any ordinances or parts of ordinances in conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

Section 9. Effective Date.

This Ordinance takes effect seven days after publication as provided by law.

EXHIBIT B

SOUTH HAVEN CHARTER TOWNSHIP

NOTICE OF POSTING OF ORDINANCE NO. 172 AN ORDINANCE TO AMEND THE SOUTH HAVEN CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE LIGHTHOUSE RIDGE APARTMENTS PLANNED UNIT DEVELOPMENT PROJECT

PLEASE TAKE NOTICE that at its regular meeting on January 14, 2026, the Township Board of South Haven Charter Township introduced Ordinance No. 172, An Ordinance to Amend the South Haven Charter Township Zoning Ordinance and Zoning Map to Establish the Lighthouse Ridge Apartments Planned Unit Development Project. The Ordinance would amend the South Haven Township Zoning Map to rezone the following real property from MDR, Medium Density Residential, to MFR PUD, Multiple Family Residential Planned Unit Development:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14 THAT IS 718.58 FEET SOUTH 00°08'30" WEST (DEEDED SOUTH) OF THE NORTH QUARTER OF SAID SECTION 14; THENCE SOUTH 00°08'30" WEST (DEEDED SOUTH) ON SAID NORTH AND SOUTH QUARTER LINE 592.67 FEET; THENCE NORTH 88°52'29" (DEEDED NORTH 89°00'59" WEST) 218.35 FEET; THENCE SOUTH 05°47'02" EAST (DEEDED SOUTH 05°55'32" EAST) 144.46 FEET; THENCE SOUTH 88°52'29" EAST (DEEDED SOUTH 89°00'59") 203.43 FEET TO SAID NORTH AND SOUTH QUARTER LINE; THENCE SOUTH 00°08'30" WEST (DEEDED SOUTH) ON SAID NORTH AND SOUTH QUARTER LINE 66.00 FEET; THENCE NORTH 88°52'29" WEST (DEEDED NORTH 89°00'59" EAST) 129.93 FEET; THENCE SOUTH 44°18'06" WEST (DEEDED SOUTH 04°09'39" WEST) 701.86 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 43; THENCE NORTH 45°01'22" WEST (DEEDED NORTH 54°09'52" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE 162.84 FEET; THENCE NORTH 48°07'46" EAST (DEEDED NORTH 47°59'16" EAST) ON SAID NORTHERLY RIGHT OF WAY LINE 20.00 FEET; THENCE NORTH 44°55'06" WEST (DEEDED NORTH 45°03'36" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE 109.73 FEET TO THE EASTERNLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 196; THENCE NORTH 20°13'38" EAST (DEEDED NORTH 20°05'08" EAST) ON SAID EASTERNLY RIGHT OF WAY LINE 1174.59 FEET; THENCE SOUTH 89°03'38" EAST (DEEDED SOUTH 89°12'08" EAST) 393.81 FEET TO THE POINT OF BEGINNING. CONTAINING 13.39 ACRES MORE OR LESS.

Parcel ID numbers 80-17-014-039-30, 80-17-014-039-20, and 80-17-014-039-25.

The Ordinance is available in its entirety for public inspection and is posted at the office of the Township Clerk, 09761 Blue Star Memorial Highway, South Haven, MI 49090, and on the Township's website, SouthHavenTwp.com. Copies may be obtained for a reasonable charge. The

proposed Ordinance will be considered for adoption by the Township Board at its regular meeting on February 11, 2026.

Brenda Bertorelli, Clerk
09761 Blue Star Memorial Highway
South Haven, MI 49090
(269) 637-3305

EXHIBIT C

[PUD Site Plan]

2026 POVERTY RESOLUTION 26-02

WHEREAS, the adoption of guidelines for poverty exemptions is within the purview of the Township Board, and

WHEREAS, the homestead of persons who, in the judgment of the Supervisor and Board of Review, by reason of poverty, are unable to contribute to the public charges is eligible for exemption in whole or part from taxation under Public Act 390, 1994 (MCL 211.7u) and as amended by PA 620 of 2002 and further amended by PA 253 of 2020; and

WHEREAS, pursuant to PA 390, 1994, PA 620, 2002 and PA 253 of 2020, South Haven Twp, VanBuren County adopts the following guidelines for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the immediately preceding year,

To be eligible, a person shall meet all the following requirements:

- 1) Be an owner of and occupy as a principal residence of the property for which an exemption is requested.
- 2) File a claim with the Chairman, Assessor or Board of Review, accompanied by federal and state income tax returns **for all persons** residing in the homestead, including any property tax credit returns filed in the immediately preceding year UNLESS the attached affidavit is completed for each person that is not required by law to file Federal and/or State income tax return(s).
- 3) Produce a valid driver's license or other form of identification.
- 4) Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is required, if requested.
- 5) Meet the federal poverty income standards as defined and determined annually by the United States Office of Management and Budget (see attached).
- 6) Have assets totaling no more than the income level equal to the federal poverty guidelines for the number of individuals in the household, not including the primary residence and one vehicle.
- 7) The application for an exemption shall be filed after January 1, but before the day prior to the last day of Board of Review in the year that the exemption is being requested.
- 8) Any additional eligibility requirements allowed by law as determined by the Township Board of Review.

NOW, THEREFORE BE IT HEREBY RESOLVED that the Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption.

The foregoing resolution offered by Board Member _____ and supported by Board Member _____.

Upon roll call vote, the following number of Board Members voted "Aye": _____.

The following number of Board Members voted "Nay": _____.

The Chairman declared the resolution adopted.

CERTIFICATE

I, Brenda Bertorelli, the duly elected and acting Clerk of South Haven Twp, hereby certify that the foregoing resolution was adopted by the Township Board of said Township at the regular meeting of said Board held on January 14, 2025 at which meeting a quorum was present by a roll call vote of said members and hereinbefore set forth; that said resolution was ordered to take immediate effect.

Brenda Bertorelli, South Haven Twp Clerk

FEDERAL POVERTY INCOME STANDARDS FOR 2026 ASSESSMENTS

The following are the federal poverty income standards as of December 31, 2025 for use in setting poverty exemption guidelines for 2026 assessments.

<u>Federal Poverty Income Guidelines</u>	
Number of Persons Residing in the Principal Residence	Maximum Total Income
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650
8	\$54,150
Each Additional Person \$5,500	

Income Guidelines

The income guidelines used by the Board of Review have been established in accordance with P.A. 390 of 1994. In determining qualifications for the exemption, the Board of Review shall consider every variable on the application including total household income, the nature and duration of the income stream, the current taxable and state equalized values of the subject property, the quality and accuracy of the information submitted and any other such evidence as they feel appropriate in making their decision. These guidelines shall assist the Board of Review in their decisions.

2026 Poverty Income Guidelines Range for South Haven Twp

<u>Number of Persons Residing in the Principal Residence</u>	<u>Household Income</u>	<u>Recommended Board Action Exemption % Percentage Granted</u>
1	\$0 - \$15,650 \$19,560 \$23,480 Max \$27,390	Maximum 100% At this range point 75 % At this range point 50 % At this range point 25 %
2	\$0 - \$21,150 \$26,440 \$31,730 Max \$37,010	Maximum 100 % At this range point 75 % At this range point 50 % At this range point 25 %
3	\$0 - \$26,650 \$33,310 \$39,980 Max \$46,640	Maximum 100 % At this range point 75 % At this range point 50 % At this range point 25 %
4	\$0 - \$32,150 \$40,190 \$48,230 Max \$56,260	Maximum 100 % At this range point 75 % At this range point 50 % At this range point 25 %
5	\$0 - \$37,650 \$47,060 \$56,480 Max \$65,890	Maximum 100 % At this range point 75 % At this range point 50 % At this range point 25 %
6	\$0 - \$43,150 \$53,940 \$64,730 Max \$75,510	Maximum 100 % At this range point 75 % At this range point 50 % At this range point 25 %
7	\$0 - \$48,650 \$60,810 \$72,890 Max \$85,140	Maximum 100 % At this range point 75 % At this range point 50 % At this range point 25 %

8	\$0 - \$54,150	Maximum 100 %
	\$67,690	At this range point 75 %
	\$81,230	At this range point 50 %
	Max \$94,760	At this range point 25 %
Each Additional Person \$ 5,500		

Assets (not including the primary residence) shall not exceed \$15,000

2026 Poverty Exemption Application Instructions

THIS APPLICATION SHOULD BE RETURNED TO:

Mailing Address & Building Location:

South Haven Twp, 09761 Blue Star Hwy, South Haven, MI 49090

South Haven Twp
www.SouthHavenTwp.com

To be considered for a hardship exemption, the following steps must be followed:

1. The Petitioners must complete this application **IN FULL** including signatures on the last page. Return the application and attachments to the Assessing Department after January 1, but before the day prior to the last day of Board of Review in the year that the exemption is being requested.
2. Per South Haven Twp's Poverty Resolution, you must attach signed copies of the following for all persons living in the household:
 2025 FEDERAL INCOME TAX RETURN (1040) with W 2's & 1099's.
 2025 MICHIGAN INCOME TAX RETURN (MI-1040)
 2025 HOMESTEAD PROPERTY TAX CREDIT FORM (MI-1040CR)
 2025 SOCIAL SECURITY BENEFIT STATEMENT (SSA-1099)
 YEAR END STATEMENTS FOR ASSET INFORMATION

IF YOU ARE NOT REQUIRED, BY LAW, TO FILE OR STATE INCOME TAX FORMS, YOU MUST COMPLETE THE ATTACHED POVERTY EXEMPTION AFFIDAVIT.

Hardship Exemption as defined by the Michigan Compiled Laws is as follows:

Section 211.7u: The homestead of persons who, in the judgment of the supervisor and Board of Review, by reason of poverty, are unable to contribute toward the public charges are eligible in whole or in part from taxation under this act.

Please be aware that as an applicant for Hardship Exemption, you must also comply with the following sections of the Michigan Compiled Laws:

Section 211.116 Perjury: Any person who, under any of the proceedings required or permitted by this act, shall willfully swear falsely, will be guilty of perjury and subject to its penalties.

If received timely, your application will be presented at the next scheduled Board of Review.

Your attendance at the appropriate meeting is strongly encouraged but is not required. The Board of Review may have questions for you regarding your application or documentation. Please be aware that the Board of Review MUST conduct their meetings according to the Open Meetings Act.

At a Regular Township Board meeting of the South Haven Charter Township Board, Van Buren County, Michigan, on January 14, 2026 at 7:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and Supported by _____.

WHEREAS, the Township Board adopted a Budget for 2025; and

WHEREAS, the Township Board is required to Amend the Budget to meet the actual income and expenses; and

WHEREAS, the Township Board is required to adopt a Resolution to Amend the Budget; and

WHEREAS, this Resolution is required for the General Appropriations Act; and

WHEREAS, the proposed Budget Amendments for income and expenses through 12/31/2025 is attached as Exhibit A and reports over budgeted allocations;

WHEREAS, the proposed Budget Amendments attached as Exhibit A will amend the Budget for 2025 to actual income and expenses;

THEREFORE BE IT RESOLVED, that adoption of this Resolution adopts the Budget Amendments for 2025 at 12/31/2025.

BE IT FURTHER RESOLVED, that this resolution shall take effect upon passage by the Township Board.

RECORD OF VOTE:

Yays: _____

Nays: _____

RESOLUTION DECLARED ADOPTED.

Brenda Bertorelli, Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and completed copy of a resolution adopted by the South Haven Charter Township Board at a meeting held on the 14th day of January, 2026 at which meeting a quorum was present, and that this resolution was ordered to take immediate effect.

Brenda Bertorelli, Clerk

12/31/2025	Budget Amendments		
GL Number	Description	Decrease	Increase
		Budget	Budget
Revenue			
101-000-434.000	TRAILER TAX	507.00	
101-000-477.000	CABLE FRANCHISE FEES	7,002.00	
101-000-478.000	MARIJUANA BUSINESS FEES		5,000.00
101-000-491.000	ZONING FEES		26,073.00
101-000-581.000	W/S AUTH REPAY	13,047.00	
101-000-627.000	BUILDING PERMITS	3,489.00	
101-000-628.000	ELECTRICAL PERMITS	3,559.00	
101-000-657.000	ORDINANCE FINES AND COSTS	1,208.00	
101-000-665.000	INTEREST INCOME	500.00	
101-000-667.000	HALL RENTAL		610.00
		29,312.00	31,683.00
			2371.00
Expenditures			
Department: 171 SUPERVISOR			
101-171-955.000	MISCELLANEOUS EXPENSE		272.63
Department: 253 TREASURER			
101-253-957.000	MEMBERSHIPS AND DUES	400.00	
Department: 262 ELECTIONS			
101-262-728.100	EARCLY VOTING		(1,887.80)
101-262-806.000	VOTING MACHINE SETUP		1,640.57
101-262-861.000	MILEAGE		77.00
Department: 265 TOWNSHIP HA			
101-265-778.000	EQUIPMENT MAINTENANCE AND S	779.00	
101-265-811.000	GROUND MAINTENANCE AND PLO	2,284.00	
Department: 272 GENERAL GOV			
101-272-730.000	POSTAGE AND RENTAL	693.00	
101-272-801.000	LEGAL	3,113.00	
101-272-819.000	BSA-SUPPORT	670.00	
101-272-881.000	ECONOMIC DEVELOPMENT		132.00
101-336-810.100	FIRE AND AMBULANCE AUTHORITY		1,603.00
Department: 371 BUILDING INSF			
101-371-813.000	BUILDING INSPECTOR	4,650.00	
101-371-814.000	ELECTRICAL INSPECTOR		2,583.00
101-445-963.000	DRAINS AT LARGE	8,163.00	
101-448-924.000	STREET LIGHTING	1,281.00	
101-595-809.000	AIRPORT AUTHORITY	1,451.00	
Department: 701 PLANNING COI			
101-701-805.000	PROFESSIONAL AND CONTRACTUAL	416.00	
Department: 702 ZONING ADMII			

101-702-815.000 ZONING ADMINISTRATION 3,020.00

Department: 703 ZONING BOAR

101-703-703.000	SALARIES AND WAGES	1,450.00	
101-703-715.000	FICA EXPENSE	111.00	
		25,461.00	7,440.40
			<u>18020.60</u>
			20391.60

Memo: South Haven Charter Township Board

From: Tasha Smalley, Zoning Administrator

Date: January 2026

RE: Amend an approved site plan and special use

The Planning Commission held a public hearing on January 7, 2026 to review an application and site plan to amend an approved site plan and special use to construct a pole barn.

RCQ Properties LLC (Marc Compton) has petitioned to amend an approved site plan for a special land use; construct 42 x 64-3 sided storage building at 73230 8th Ave 80-17-011-019-02

Motion by Tippman to recommend approval to the Township Board to amend approved site plan and special use to construct a 42' x 64' pole barn for storage of equipment with condition: 1. All required permits/approvals are obtained: Federal, State, County, local. Roll Call vote: Poole-Yes; Dibble-recuse; Tippman-Yes; Odland-Yes; Nicol-Yes; Kirby-absent; Meyer-Yes. 5-0yes, motion passed.

SOUTH HAVEN CHARTER TOWNSHIP

PLANNING COMMISSION

MINUTES

Wednesday, January 7, 2026

Draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present
Kirby - absent, excused
Odland - present
Meyer - present
Poole - present
Dibble - present
Nicol - present

Zoning Administrator: Tasha Smalley

Audience: Applicant; Brad Kotrba, Williams and Works

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Nicol to approve the minutes as presented, of December 3, 2025, second by Poole, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - letter received for public hearing

7) Election of Officers – Motion made by Meyer to election same officers; Mark Odland as Chairperson, Lowell Tippman as Vic-Chairperson and Kristin Dibble as Secretary, second by Nicol. 6-0yes, motion passed.

8) 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

Dibble recused herself from the public hearing and decision. She is acting as the owner's representative. The owner was not able to attend, Kristin Dibble will be speaking on their behalf.

Smalley briefly went over the project: Compton Inc is an excavation company using large trucks and equipment they also store materials – sand, gravel, soil, etc. The application is to construct a 42' x 64' 3-sided pole barn to store equipment. The pole barn placement meets all the setback requirements.

Kristin Dibble went over the project: The project is to construct a pole barn for equipment. The site plan and special use was approved May 2022. The home that was on the property was demolished. The pole barn will be

constructed in approximately that location. The placement meets the required setbacks. The pole barn will be open on one side for easier equipment access. The building will be for storage only, no office or bathroom.

Chairperson opened the public hearing, 7:09pm.

No public to comment

Don Sappanos, Sr - emailed a letter; in part: in favor of the project

No further comments or discussion

Chairperson closed the public hearing, 7:11pm.

9) New Business –

b. review, discuss/decision – amendment to site plan of approved special use

Chairperson went over the Fact of Finding; Special Use 15.06 and Site Plan Review 22.06, since these were approved in May 2022, the standards were quickly read. The standards are still met with the construction of a pole barn. No further questions.

Motion by Tippman to recommend approval to the Township Board to amend approved site plan and special use to construct a 42' x 64' pole barn for storage of equipment with condition: 1. All required permits/approvals are obtained: Federal, State, County, local.

Roll Call vote: Poole-Yes; Dibble-recuse; Tippman-Yes; Odland- Yes; Nicol-Yes; Kiry-absent; Meyer-Yes. 5-0yes, motion passed.

Dibble joins the meeting

9) Unfinished Business – Continue zoning ordinance update, Brad Kotrba, Williams and Works

Draft PUD – Planned Unit Development

10) Staff & Subcommittee report

- a. Board report – Poole – met with Brett from VBCO Road Commission regarding 73rd St. The Twp does not have the money to re-do the road. They discussed other things that may help; add a 5ft shoulder. Start with mowing and tree removal, then ditching. This will be a phased project.
- b. Zoning Board of Appeals – Tippman – no meeting
- c. Zoning report – Smalley – as of today, nothing for Feb meeting

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:05 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary

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 Haven 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:

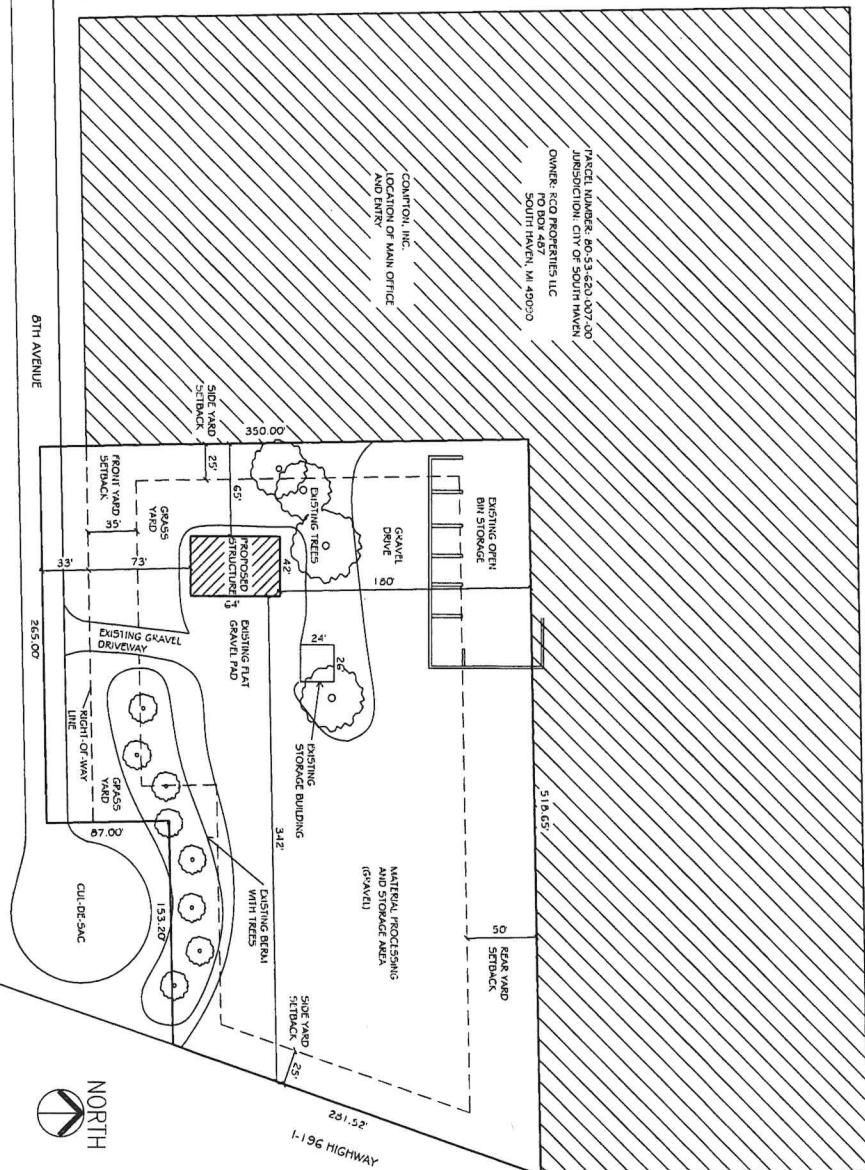
Construct a 40x65 3-sided accessory building for storage of equipment

Front setback – 73ft

West side setback – 65ft

East side setback – 342ft

Rear (north) setback – 180ft



A-1.0

COMPTON INC.
SITE PLAN LAYOUT

ROAD & AVENUE HOME DESIGN

DATE	DESCRIPTION
12/2025	PERMITTING

Michigan Township Services - Allegan, Inc.

111 Grand Street

(269) 673-3239 fax: (269) 673-9583

Permits Issued For SOUTH HAVEN TOWNSHIP

Building

Date	Permit #	Site Address	Construction Cost	Permit Cost	Owner	Type Of Construction
12/1/2025	SHB25082	71355 C. R. 388	\$628,364.00	\$1,396.00	Matthew Barker	Rmdl Warehouse/Office
12/3/2025	SHB25083	23629 74 1/2 St	\$30,000.00	\$230.00	Alonso	Attached Garage Add(s)
12/4/2025	SHB25084	76348 13th Ave	\$118,000.00	\$494.00	Olson	Spa
12/9/2025	SHB25085	09605 Bluestar Hwy	\$10,000.00	\$170.00	Rydecki Holdings I	Reface Signs
12/19/2025	SHB25086	77130 Marwood Dr		\$75.00	Miller	Demolition
Building Totals			\$786,364.00	\$2,365.00		

Electrical

Date	Permit #	Site Address	Construction Cost	Permit Cost	Owner	Type Of Construction
12/9/2025	SHE25102	70386 M-43 Hwy		\$105.00	Eric Goril	Modular w/ Att Garage
12/11/2025	SHE25103	09605 Bluestar Hwy		\$150.00	Rydecki Holdings I	Reface Signs
12/18/2025	SHE25105	08337 M-140 Hwy		\$120.00	SoHa Holding	
12/18/2025	SHE25106	08337 M-140 Hwy		\$117.00	SoHa Holding	
12/30/2025	SHE25107	1255 Phoenix St (Grocery Sto		\$594.00	Meijer Stores	
Electrical Totals				\$1,086.00		

Mechanical

Date	Permit #	Site Address	Construction Cost	Permit Cost	Owner	Type Of Construction
12/3/2025	SHM25076	70838 24th Ave		\$110.00	Ibarra	
12/9/2025	SHM25077	11340 76th St		\$100.00	Compton	
Mechanical Totals						\$210.00
Mechanical Totals						\$786,364.00
						\$3,661.00
						\$366.10

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, December 3, 2025

Approved January 7, 2026

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 23 years, the plow has destroyed mailbox. 55mph too fast. Fears walking across street to get mail. 73rs is a service road.

Laura Czernies, 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 Kirby. No further discussion. Roll Call vote: Poole-Yes; Dibble-absent; Tippman-Yes; Odland-Yes; Nicol-Yes; Kirby-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

JOURNAL REPORT FOR SOUTH HAVEN CHARTER TWP

Post Date	Journal	Description	GL Number	GL Description	DR Amount	CR Amount
01/13/2026	CD	ASSESSING SOLUTIONS 53710 PULVER ROAD THREE RIVERS, MI 49093	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	4,375.00 4,375.00	4,375.00 4,375.00
01/13/2026	CD	BEST WAY DISPOSAL 7901 DAN SMITH RD WATERVLIET, MI 49098	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	4,992.00 4,992.00	4,992.00 4,992.00
01/13/2026	CD	BLOOMINGDALE COMMUNICATIONS 101 W KALAMAZOO ST BLOOMINGDALE, MI 49026	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	176.91 176.91	176.91 176.91
01/13/2026	CD	BRENDA BERTORELLI 09391 C.R.689 SOUTH HAVEN, MI 49090	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	43.98 43.98	43.98 43.98
01/13/2026	CD	BUDGET PEST CONTROL PO BOX 714 So.Haven	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	504.00 504.00	504.00 504.00
01/13/2026	CD	CITY OF SOUTH HAVEN 539 PHOENIX ST. SOUTH HAVEN, MI 49090	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	1,274.85 1,274.85	1,274.85 1,274.85
01/13/2026	CD	CITY OF SOUTH HAVEN 539 PHOENIX ST. SOUTH HAVEN, MI 49090	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	60.64 60.64	60.64 60.64
01/13/2026	CD	CITY OF SOUTH HAVEN 539 PHOENIX ST. SOUTH HAVEN, MI 49090	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	22,897.81 22,897.81	22,897.81 22,897.81
01/13/2026	CD	ELECTION SOURCE 4615 DANVERS DRIVE SE GRAND RAPIDS, MI 49512	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	1,365.00 1,365.00	1,365.00 1,365.00
01/13/2026	CD	ELEVATE LANDSCAPE COMPANY PO BOX 424 SOUTH HAVEN, MI 49090	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	1,704.00 1,704.00	1,704.00 1,704.00
01/13/2026	CD	HAVEN MAID 17160 CR687 SOUTH HAVEN, MI 49090	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	400.00 400.00	400.00 400.00
01/13/2026	CD	HERALD-PALLADIUM C/O PAXTON MEDIA GROUP PO BOX 1200 PADUCAH, KY 42002	101-000-202.000 101-000-001.000	ACCOUNTS PAYABLE CASH CHECKING-STURGIS	888.00 888.00	888.00 888.00

JOURNAL REPORT FOR SOUTH HAVEN CHARTER TWP

Post Date	Journal	Description	GL Number	GL Description	DR Amount	CR Amount
01/13/2026	CD	MARKET VAN BUREN 330 W. MAIN ST SUITE 110 BENTON HARBOR, MI 49022		GEN 32273 to 0048		
		101-000-202.000	ACCOUNTS PAYABLE	3,799.11	3,799.11	
		101-000-001.000	CASH CHECKING-STURGIS			3,799.11
					3,799.11	3,799.11
01/13/2026	CD	MICHIGAN ASSOCIATION OF MUNICIPAL C	GEN 32274 to 0050			
		120 N. WASHINGTON SQUARE SUITE LANSING, MI 48933				
		101-000-202.000	ACCOUNTS PAYABLE	125.00	125.00	
		101-000-001.000	CASH CHECKING-STURGIS			125.00
					125.00	125.00
01/13/2026	CD	MICHIGAN TOWNSHIP SERVICES 111 GRAND STREET ALLEGAN, MI 49010	GEN 32275 to 0055			
		101-000-202.000	ACCOUNTS PAYABLE	5,774.00	5,774.00	
		101-000-001.000	CASH CHECKING-STURGIS			5,774.00
					5,774.00	5,774.00
01/13/2026	CD	QUILL CORPORATION PO BOX 37600 PHILADELPHIA, PA 19101-0600	GEN 32276 to 0061			
		101-000-202.000	ACCOUNTS PAYABLE	17.11	17.11	
		101-000-001.000	CASH CHECKING-STURGIS			17.11
					17.11	17.11
01/13/2026	CD	ROBERTA A OTTO, CPA,PLC 237 BROADWAY ST., STE. 4 SOUTH HAVEN, MI 49090	GEN 32277 to 0064			
		101-000-202.000	ACCOUNTS PAYABLE	345.00	345.00	
		101-000-001.000	CASH CHECKING-STURGIS			345.00
					345.00	345.00
01/13/2026	CD	SEPTIC TANK SYSTEMS CO. INC.	GEN 32278 to 0065			
		5946 124 TH AVE FENNVILLE, MI 49408				
		101-000-202.000	ACCOUNTS PAYABLE	200.00	200.00	
		101-000-001.000	CASH CHECKING-STURGIS			200.00
					200.00	200.00
01/13/2026	CD	VERIZON BUSINESS PO BOX 489 NEWARK, NJ 07101	GEN 32279 to 00157			
		101-000-202.000	ACCOUNTS PAYABLE	20.02	20.02	
		101-000-001.000	CASH CHECKING-STURGIS			20.02
					20.02	20.02
01/13/2026	CD	WILLIAMS AND WORKS , INC 549 OTTAWA AVEN NW SUITE 310 GRAND RAPIDS, MI 49503	GEN 32280 to 0111			
		101-000-202.000	ACCOUNTS PAYABLE	966.10	966.10	
		101-000-001.000	CASH CHECKING-STURGIS			966.10
					966.10	966.10
Report Total:						
TOTALS:						
		101-000-001.000	CASH CHECKING-STURGIS			49,928.53
		101-000-202.000	ACCOUNTS PAYABLE			49,928.53
GRAND TOTAL:						
					49,928.53	49,928.53

Actual =

Auto pay

1.) City of South Haven - Utility = \$1300.00

Estimated Bills

1.) Michigan Gas	= \$500.00
2.) Foster, Swift	= \$3,000.00
3.) Stein, Daniel	= \$600.00

\$5,400.00 Est.

Total for Jan 26
\$55,328.53



Van Buren Conservation District

January 2026 Program Update

Submitted by *Emilly Hickmott, Executive Director*

Happy New Year! The Van Buren Conservation District (VBCD) Board & Staff hope you had a great end of the year and that 2026 is off to a great start already. We look forward to working with you to provide conservation assistance and services in Van Buren County this year. Reach out anytime - staff-specific contact information is available at VanBurenCD.org/about. Our full board reports can be found on our website as well.

Did you know? Each spring, most Michigan conservation districts (including the VBCD) conduct a conservation plant sale to offer a variety of high-quality, native seedlings, plugs, flowers and grasses, for erosion control, wildlife habitat, reforestation, windbreaks, and many other conservation purposes. Varieties generally include shrubs, deciduous and coniferous trees, and sometimes aquatic plants, grasses, ground covers, and wildflowers.

The VBCD's annual **Tree Seedling Sale** begins accepting pre-orders on January 1, and this year, we're accepting them through March 29. After that, all pre-orders should be picked up during our leftover sale and pickup days: April 10 and April 11.

Pre-orders are a great way to make sure you have access to all of the species we're selling that you might want to improve your land with. If you're not sure where to start, you can check out the chart on each species' webpage or contact us for more information. Help us build wildlife habitat and beautify your space in 2026 by considering native and adapted species.

<https://vanburenCD.org/shop/>

Upcoming Events (Details available on [our website](#)):

- Office Closed for the Birthday of Dr. Martin Luther King Jr. | January 19
- Staff Training | The Stewardship Network Conference | January 22-23
- VBCD Board Meeting | January 28 at 10:00 AM | 1035 E Michigan Ave., Paw Paw
- Discover with the District: Winter Wildlife | February 2 at 5:00 PM | Van Buren District Library Bloomingdale Branch | 109 E Kalamazoo St., Bloomingdale | registration preferred
- SWxSW Corner Cooperative Invasive Species Management Area (CISMA) Annual Meeting | February 11 at 10:00 AM | Van Buren ISD Conference Center | 490 S Paw Paw St., Lawrence
- Birds and Blooms Family Event | February 14 at 10:00 AM | Wolf Lake State Fish Hatchery | 34270 CR 652, Mattawan
- Office Closed for Washington's Birthday | February 16
- Staff Training | Michigan Invasive Species Conference (MISC) Annual Meeting | February 18-19



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Program Updates:

- **Ag Conservation/Water Quality Projects** (*Erin Fuller and Colleen Forestieri*) - The Ag and Water Quality team focused on planning outreach and education events for 2026. This includes finding speakers as well as sponsors and grants to support these events. We look forward to hosting a conference for local farmers as well as field days and small grower meetings in the coming year. The team also worked with farmers on completing contracts for cost-share for post-harvest cover crops.
- **SWxSW Corner CISMA (Cooperative Invasive Species Management Area) Team** (*Abbie Bristol, Alex Florian, Jena Johnson*) - The CISMA Team was able to take a breath and focus more on the tasks we set aside in October while grant-writing. As we finish up reporting on our last year of work, we're looking ahead to make 2026 a year that is fully funded with diverse opportunities. Everything from large federal grants to state grants to new and recurring partner contracts, the CISMA Team is hard at work making 2026 a successful year.
- **Michigan Agriculture Environmental Assurance Program (MAEAP) and Regen Ag Program** (*Kyle Mead*) - The specialist worked to visit farmers between snowstorms to be able to see and access what happens at farms. He also scheduled with the Michigan Department of Agriculture & Rural Development's (MDARD) MAEAP Verifier for two full days of program verification on farms in January.
- **MDARD Forestry Assistance Program (FAP):** (*Benjamin Savoie, CF of Barry Conservation District*) - Ben will begin covering Van Buren County as part of the program's expansion from three counties to nine. We look forward to working with Ben to organize site visits and enroll interested landowners in the State's Qualified Forest Program. If you have any questions, contact Ben at (269) 908-4134 ben.savoie@macd.org
- **National Association of Conservation Districts (NRCS) Technical Assistance** (*Lucas Hartman, Gabriel Francisco*) - The technicians conducted farm visits and site evaluations to support existing CSP and EQIP participants, as well as assisted prospective 2025–2026 EQIP applicants with preparing required documentation in anticipation of application availability.
- **Outreach** (*Jacob Diljak*) - While conservation may look "sleepy" right now, we're building a year of public engagement, events, support, and sharing local stories. You'll want to stay tuned for programs, material (like our annual report and local guide), and the many ways we get involved in our community.
- **Resource Recovery & Recycling** (*Kalli Marshall, Jacob Diljak*) - Kalli has nearly finished reporting for the EGLE Infrastructure grant that improved many transfer stations. Work included further forward movement on Materials Management Planning, data collection and showcasing, and prepping/ planning for collections and events in the 2026 season.