

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 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.

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.