

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

**Planning Commission
SPECIAL workshop**

**February 4, 2026
5:00-6:45PM**

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 MI 49090

**Planning Commission
February 4, 2026 7:00PM
Agenda**

Call to Order

Role Call

Approval of the Agenda

Approval of the previous meeting Minutes – January 7, 2026

Public Comments on Non-Agenda Items

Public Hearing - none

New Business

- a. 2025 Planning Commission report for the Board
- b. Anything that may come before the commission

Unfinished Business

- a. Continue update Zoning Ordinance
- b. Anything 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, January 7, 2026

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: 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

2025 Planning Commission Yearly Report

Jan 2025

No meeting

Feb 2025

1. PH - Applicant Stash Ventures LLC and owner FHB 2, LLC have petitioned for special use for Marihuana Business Establishment at 13537 M140 Hwy, 80-17-022-040-00.
2. SPR - Temp Use, food truck – 19808 Ruggles Rd, The Fields Store
3. SPR - Ulmor Group, 71751 CR 388, Townplace Suites Hotel, site plan amendment, move hotel approx. 50/60ft to the south

Mar 2025

1. PH - Samaritas Affordable Living Sunset Grove, Senior Service of Van Buren County have petitioned for a special use to construct a 43-unit apartment at 08729 M-140 Hwy 80-17-015-005-01/80-53-272-002-00.
2. Green Door, 09287 Blue Star would like to review and discuss 15.34#10h, no drive-thru window; they would like to have a drive-thru or a walk up window (this would be a text amendment)
3. Site Plan Review 22.02#E, excavating over one acre; Mike Geerlings/72nd Ave Farm LLC, 17711 76th St, 80-17-027-014-00&060-00; construct an EGLE approved wetland mitigation, minor grading, installing wetland seed mix and planting trees.

April 2025

1. Review draft text amendment language to allow drive-thru window for Marihuana Business Establishments; review and discuss 15.34#10h
2. Zoning Ordinance update, Brad Kotrba, Williams and Works; review draft sections for zoning districts

May 2025

1. Safe and Easy Self Storage LLC has petitioned for Preliminary review residential PUD (Planned Unit Development) to construct 35 homes. V/L 73rd Street (approx. 05200), 80-17-011-032-60.

2. Continue zoning ordinance update, commercial, industrial districts

June 2025

1. PH - Applicant Robert Nydza has petitioned for Preliminary PUD (Planned Unit Development) V/L 6th Ave, 80-17-012-014-00, for a residential development, 10acres, approx. 10homes.
2. 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.
3. Continue zoning ordinance update, Overlay Districts, district chart of uses

July 2025

No meeting

Aug 2025

Public Hearing

1. Safe and Easy Self Storage LLC has petitioned for final review residential PUD (Planned Unit Development) to construct 45 homes. V/L 73rd Street (approx. 05200), 80-17-011-032-60, 80-17-011-001-01, [80-53-620-050-00]
2. Samaritas Affordable Living Sunset Grove, Senior Service of Van Buren County have petitioned for a special use to construct a 43-unit apartment complex at 08729 M-140 Hwy 80-17-015-005-01/80-53-272-002-00.

Sept 2025

1. Workshop meeting 5:00-6:45pm continue to work on zoning ordinance updates - Brad, Williams and Works; overlay districts and supplemental
2. PH - The Michael and Terry Hill Trust has petitioned to renew Planned Unit Development approval from October 1, 2014; 11 acres, 84-unit RV campground at 70544 & 70460 CR 388, 80-17-001-053-30 / 001-017-00
3. Site Plan Review, O'Hodge Properties, 13282 M-140, construct a 30x60 accessory building for construction business.

Oct 2025

1. 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.
2. Continue review from postponed review/decision June 2025 Robert Nydza Preliminary PUD (Planned Unit Development) V/L 6th Ave, 80-17-012-014-00, for a residential development, 10acres, 10 homes.

Nov 2025

1. Amend already approved Site Plan, proposed new hotel, 71751 Phoenix (CR 388) 80-17-012-047-01 relocating the driveway entrance off Phoenix from west to east side
2. Zoning Ordinance updates, continue general provisions

Dec 2025

1. PH - 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.
2. Site plan review 10336 Blue Star Hwy, 80-17-015-055-00, The Lodge, to construct approx. 30x40 addition to the existing restaurant (storage and food prep space)
3. 2026 meeting calendar

SOUTH HAVEN CHARTER TOWNSHIP
Draft MINUTES OF REGULAR MEETING
WEDNESDAY, JANUARY 14, 2026

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

Absent: DeGrandchamp

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

Motion by Wiatrowski, supported by Lewandowski, to approve the Minutes of the December 10, 2025 Regular Meeting as presented. All voted in favor. Motion carried.

Captain Brian Montgomery was in attendance and gave a report for SHAES. Chief Adam DeBoer reported for SHPD and Gail Gladney reported for the Van Buren County Commission.

Motion by Poole, supported by Wiatrowski, to approve the Agenda. All voted in favor. Motion carried.

Supervisor Stein reported that the senior apartments on M140 did not receive MSHDA funding. Diane Rigozzi from Senior Services was in attendance to ask support from the Township. **Motion by Poole**, supported by Lewandowski, to join with Senior Services in a Request for Proposals for the project. All voted in favor. Motion carried. Supervisor Stein also reported that he and the Zoning Administrator were meeting with Habitat for Humanity on possible projects in the area. He also reported that we are going live with Granicus and he and the Chief of Police will discuss possibilities for a zoning enforcement officer for STR.

Motion by Wiatrowski, supported by Lewandowski, to adopt Resolution 26-01 for the PUD and Rezoning of Lighthouse Apartments. All voted in favor by roll call vote. Motion carried.

Motion by Lewandowski, supported by Poole, to adopt Resolution 26-02 for Poverty Exemption Guidelines for 2026. All voted in favor by roll call vote. Motion carried.

Motion by Wiatrowski, supported by Fisher, to adopt Resolution 26-03 to amend the 2025 Budget. All voted in favor by roll call vote. Motion carried.

Motion by Poole, supported by Lewandowski, to accept the Planning Commissions recommendation for a site plan and special use for property on 8th Avenue. All voted in favor. Motion carried.

Reports from various committees and authorities were received. W.C. Askew was in attendance for the Road Commission and Jean Stein reported for the Library. Diane Rigozzi reported for Senior Services.

Motion by Fisher, supported by Wiatrowski, to approve payment of anticipated bills in the amount of \$55,328.53. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 8:38 p.m.

Brenda Bertorelli, Clerk	Ross Stein, Supervisor