

South Haven Charter Township
09761 Blue Star Hwy, South Haven MI 49090

Planning Commission
May 6, 2026 7:00PM
Agenda

Call to Order

Role Call

Approval of the Agenda

Approval of the previous meeting Minutes – April 1, 2026

Public Comments on Non-Agenda Items

Public Hearing - none

New Business

- a. Site Plan Review, 71989 CR 388, 80-17-011-029-02/012-028-01, Corewell Heath, new medical building, approx. 14,660sqft
- b. Land Division Act amendment; Township can amend Land Division ordinance to allow more than the Act amendment allows (10 divisions for 10 acres) – discuss possible amendment to land division ordinance
- c. Anything that may come before the commission

Unfinished Business

- a. Review draft 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 – *minor site plan amendment Pilgrim Haven*

Public Comment

Commissioner Comments

Adjournment

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, April 1, 2026

Draft

Special Zoning Ordinance Workshop 5:00pm

Call to Order: 5:00 PM

Public Comment – none

Workshop – Site Plan review and Signs

Public Comment / Commissioner Comment – none

Adjourn 6:45PM

Regular meeting

1) Call to Order: 7:00 PM

2) Role Call:

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

Zoning Administrator: Tasha Smalley

Audience: Brad Kotrba, Williams and Works

Township residents

3) Approval of the Agenda

Tippman requested to move Staff Reports after New Business and then Unfinished Business. Motion by Poole to approve the agenda with changes, second by Dibble, 4-0 yes, motion passed.

4) Approval of the Minutes

Motion by Dibble to approve the minutes as presented, of March 4, 2026, second by Poole, 4-0, yes motion passed.

5) Public Comment non-agenda items - Natalie Escandon, The Hostel on M-43; questions regarding ordinances for camping. Smalley briefly went over the current ordinance requirements and the draft ordinance. Smalley will meet with them at a later time and go over all the options. She also asked who to contact for speed limit; she was directed to call the State Police; and who to contact about the drainage after the internet company; she was directed to contact MDOT.

6) Communications / Correspondence - none

7) Public Hearing - none

8) New Business – none

9) Staff & Subcommittee report

- a. Board report – Poole – working with Habitat for Humanity on a housing project Township property on Baseline and Blue Star Hwy; official letter sent to Lansing in support MTA opposition of the state taking over local zoning issues; Land div act was amended to allow more division for parcels 10acres, the Board kicked back to PC to gather more information before amending the Township Land Division ordinance.
- b. Zoning Board of Appeals – Tippman – no meeting
- c. Zoning report – Smalley – Site plan for May meeting, Corwell building on Phoenix; info for land div act amendments

10) Unfinished Business – Continue zoning ordinance update, Brad Kotrba, Williams and Works Draft Site Plan Review, Signs, Off-Street Parking, Site Lighting, Landscaping. All the draft sections have been reviewed by the PC. The full draft with few changes/corrections will be provided to review and finish it up.

11) Commissioner Comments and Public Comment Tippman and Trustee Dave Wiatrowski went SW Michigan Coastal Leadership Academy Workshop, Adaption Strategies for Coastal Hazards on March 31 in Bridgeman.

12) Adjournment

at 8:35 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary

Memorandum: South Haven Charter Township Planning Commission

Date: April 16, 2026

From: Tasha Smalley, Zoning Administrator

RE: Site Plan Review – Medical Building, Corewell Health

Meeting date: May 6, 2026

Owner: E 1 100 South Haven Commercial LLC/Excel Eagles Wind One LLC

Owner address: 13690 Orange Place #517, Beachwood OH 44122

Applicant: Corewell Health

Project Manager: Chad Steinke

Address: 1234 Napier Ave, St Joseph MI 49085

Subject Property: 71989 CR 388

Parcel #: 80-17-011-029-02, 012-028-01

Lot area approx. 223 x 728; 3.75ac

Zoning: CSC, Commercial Service Commercial

Proposed project: Medical Building

11.02 WW, Professional health care services.

Allowed by right, no public hearing

Site Plan 22.06C

Construct a new Medical Building, Care Center Suite and urgent care suite

Approx 14,660 square foot

Front setback – 50 feet

West side – 25ft

East side – 90ft

Rear – 150+ft

Parking- required 56, proposed 62,

Landscaping

City -review letter regarding driveway and water/sewer, easement

Fire department -approval received

Drain commission -plans have been submitted

Note: This application includes a boundary line adjustment (attached). There may need to be an amendment to the PUD site plan. Wanted this plan to be approved before I went through that process.

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 E 1 100 South Haven Commercial LLC/Excel Eagles Wind One LLC

Address 13690 Orange Place #517 City Beachwood Zip 44122

Telephone 216.378.9610 Email peter.jobson@excelrealtygroup.net

Representative (if applicable) Peter Jobson

Telephone _____ Email _____

Applicant (if different from Owner)

Name Corewell Health c/o Chad Steinke, project manager

Address 1234 Napier Ave City St Joseph, MI Zip 49085

Telephone 269-983-8620 Email Chad.Steinke@corewellhealth.org

Property Address: 71989 CR388, South Haven, MI 49090

Property Number 80-17-011-029-02 and 80-17-012-028-01

Current Zoning Classification and Use CSC-Community Service Commercial

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

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

Describe Proposed activity: Medical office building with proposed Care Center suite and urgent care suite with related parking.

E. 2. 100 South Haven Commercial LLC / Excel Eagles Wind One LLC
Signature of Property Owner [Signature] Date 4-1-2026
Signature of Applicant [Signature] Date 4/1/2026

(owner and applicant must sign)

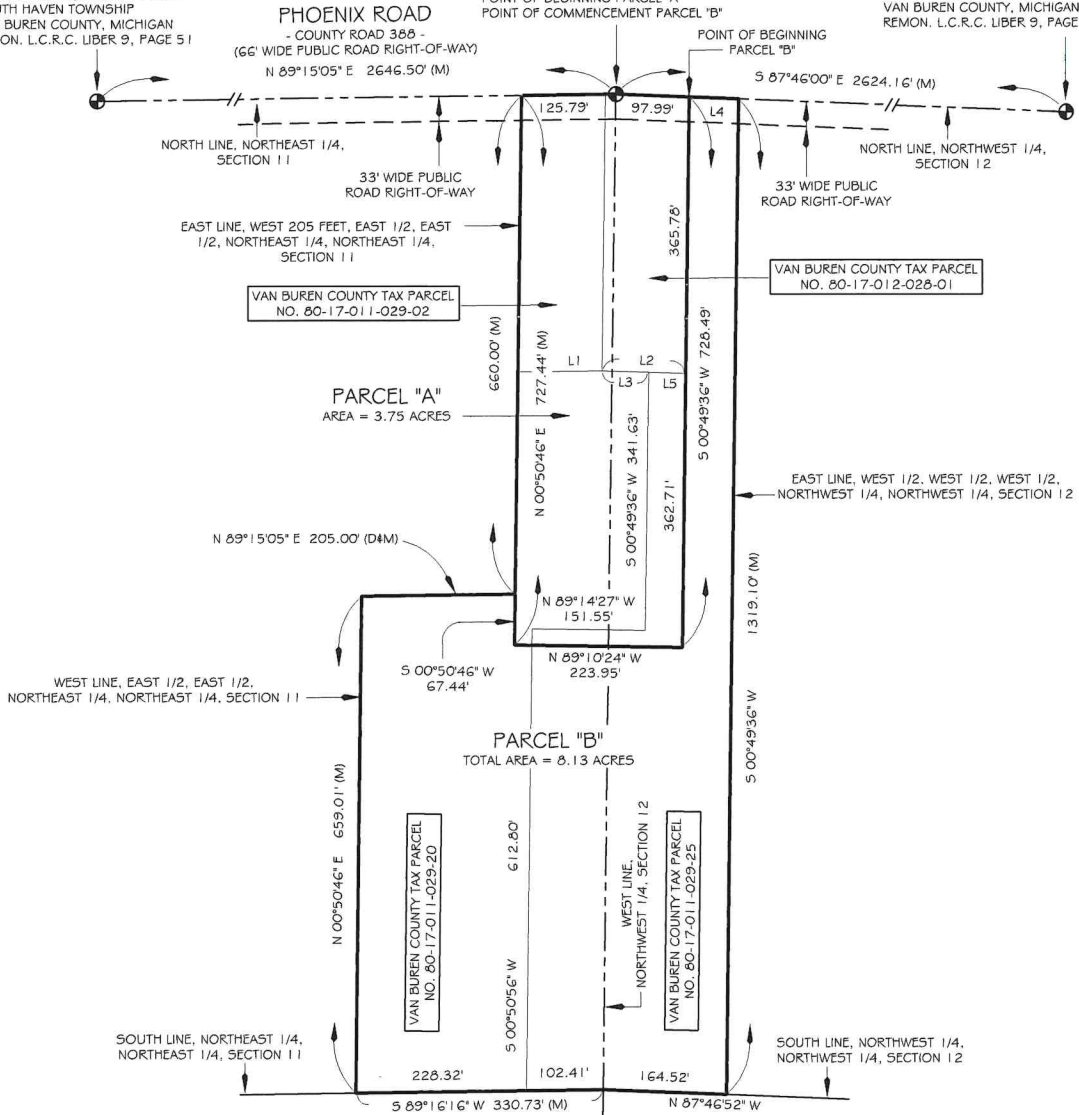
SKETCH AND DESCRIPTION

FOR: EXCEL EAGLES WIND ONE LLC

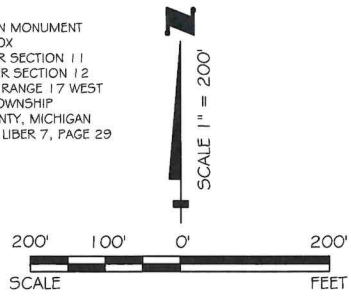
FOUND VAN BUREN COUNTY MONUMENT IN MONUMENT BOX
NORTH 1/4 CORNER SECTION 11
TOWN 1 SOUTH, RANGE 17 WEST
SOUTH HAVEN TOWNSHIP
VAN BUREN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 9, PAGE 51

FOUND VAN BUREN COUNTY MONUMENT IN MONUMENT BOX
NORTHEAST CORNER SECTION 11
NORTHWEST CORNER SECTION 12
TOWN 1 SOUTH, RANGE 17 WEST
SOUTH HAVEN TOWNSHIP
VAN BUREN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 9, PAGE 223
POINT OF BEGINNING PARCEL "A"
POINT OF COMMENCEMENT PARCEL "B"

FOUND VAN BUREN COUNTY MONUMENT IN MONUMENT BOX
NORTH 1/4 CORNER SECTION 12
TOWN 1 SOUTH, RANGE 17 WEST
SOUTH HAVEN TOWNSHIP
VAN BUREN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 9, PAGE 224



LINE	BEARING	DISTANCE
L1	S 89°15'05" W	111.97'
L2	N 88°08'11" W	111.92'
L3	S 88°08'11" E	62.86'
L4	S 87°46'00" E	66.02'
L5	S 88°08'11" E	49.06'



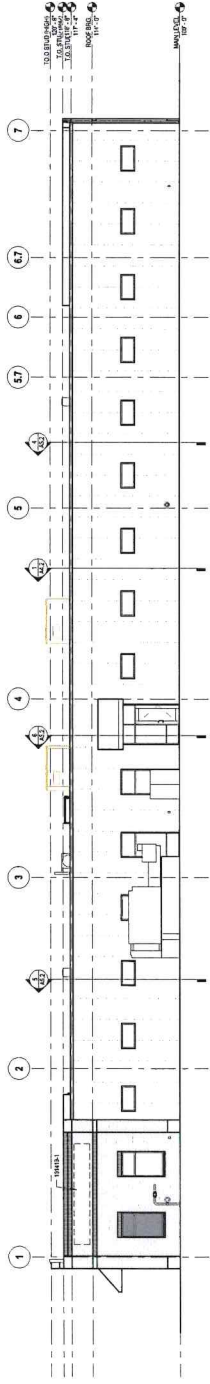
**SEE SHEET 2 & 3 OF 4 FOR DESCRIPTIONS OF PARCELS SUBJECT TO BOUNDARY LINE ADJUSTMENT
SEE SHEET 4 OF 4 FOR PARCEL DESCRIPTIONS RESULTING FROM BOUNDARY LINE ADJUSTMENT & GENERAL NOTES

Date 03/25/2026 Drawn By JMR Checked By JCD Surveyed By N/A 5-T-R SECTIONS 11 & 12, T15S, R17W Twp. or City SOUTH HAVEN TOWNSHIP Job No. 22-08-020	HOLLAND ENGINEERING ENGINEERING SURVEYING PIPELINE SERVICES 220 Hoover Boulevard Holland, Michigan 49423-3766 www.hollandengineering.com T 616-392-5938 F 616-392-2116	Horiz. Datum LOCAL Vertical Datum N/A	Date revised By Date revised By
		Legend SECTION LINE EASEMENT/RIGHT-OF-WAY LINE PARCEL BOUNDARY LINE	Date revised By Date revised By

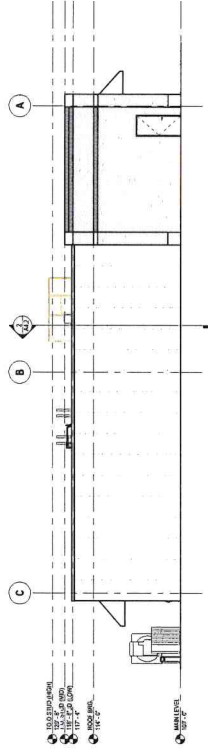
ELEVATION GRAPHIC LEGEND

	MASONRY - BRICK VENEER
	MASONRY - METALLIC VENEER
	REGULATED VETEX PANEL
	REGULATED CLEAR GLAZING
	REGULATED FULLY TEMPERED GLAZING
	REGULATED SPANDREL GLAZING

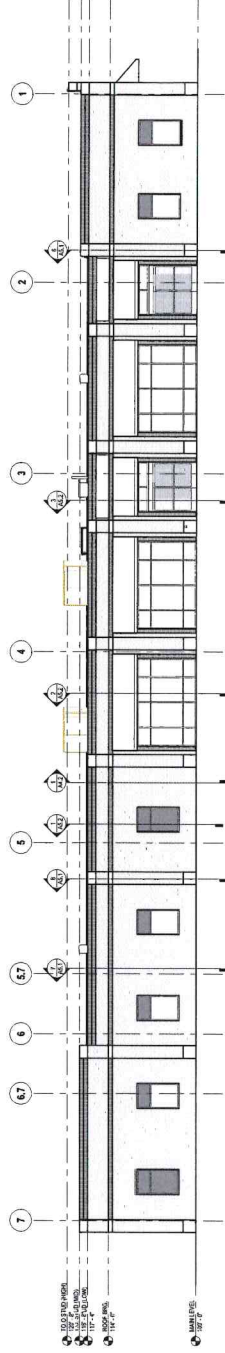
EXTERIOR ELEVATION KEYNOTES
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.



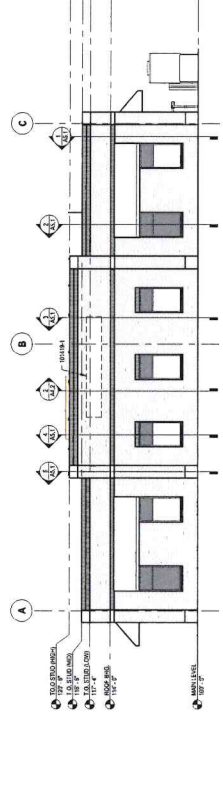
4 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



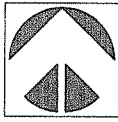
2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

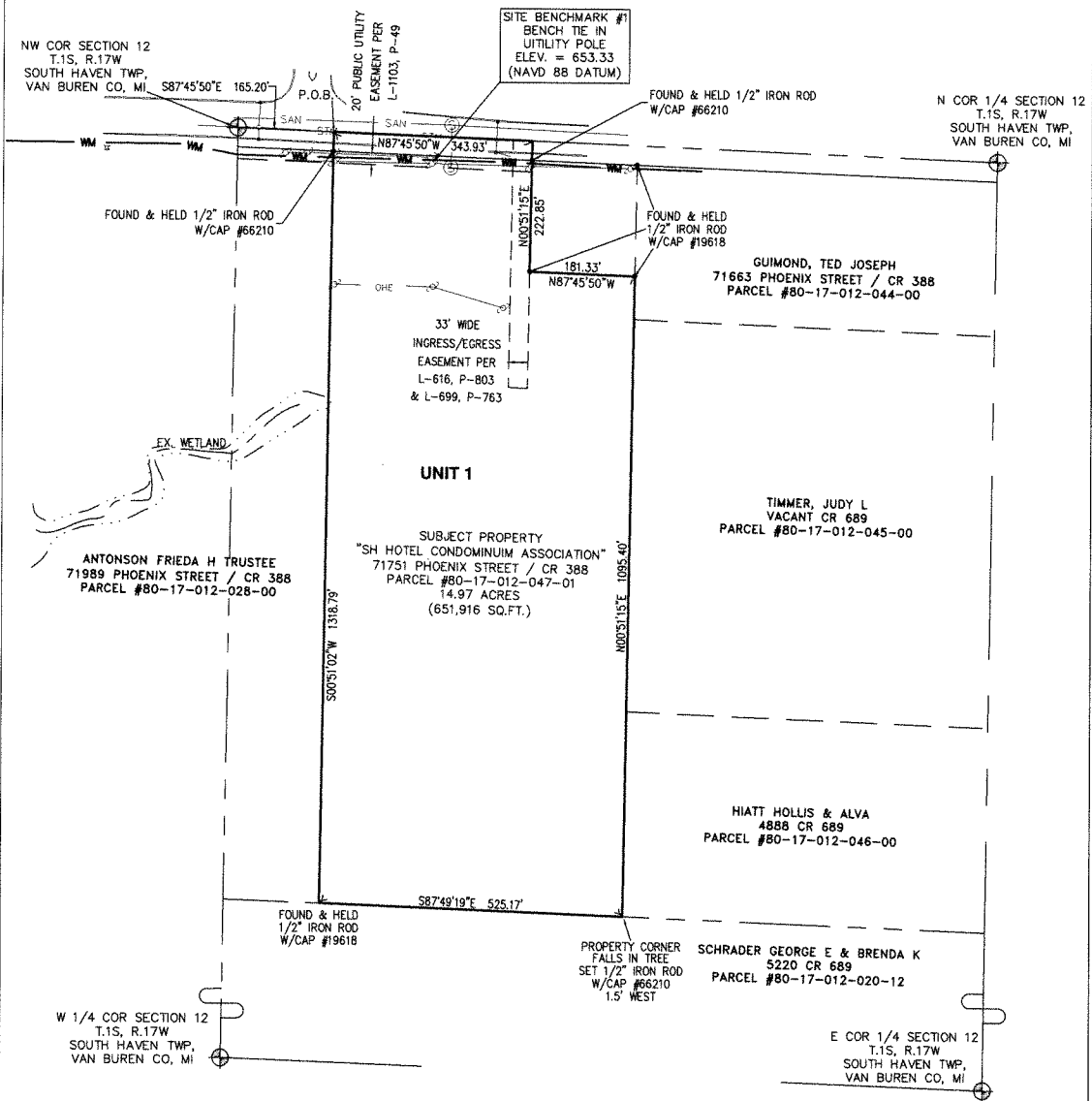
EXHIBIT "A"

LEGEND



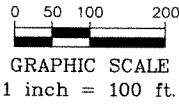
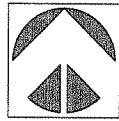
0 125 250 500
 GRAPHIC SCALE
 1 inch = 250 ft.

- SUBJECT PROPERTY BOUNDARY
- - - ADJOINER PARCEL LINE
- - - SECTION LINE
- - - EXISTING EASEMENT
- OHE — OHE — POWER POLE & O.H. WIRES
- SAN — SAN — SANITARY SEWER
- WM — WM — WATER MAIN
- STM — STM — STORM SEWER
- ⊙ SECTION CORNER



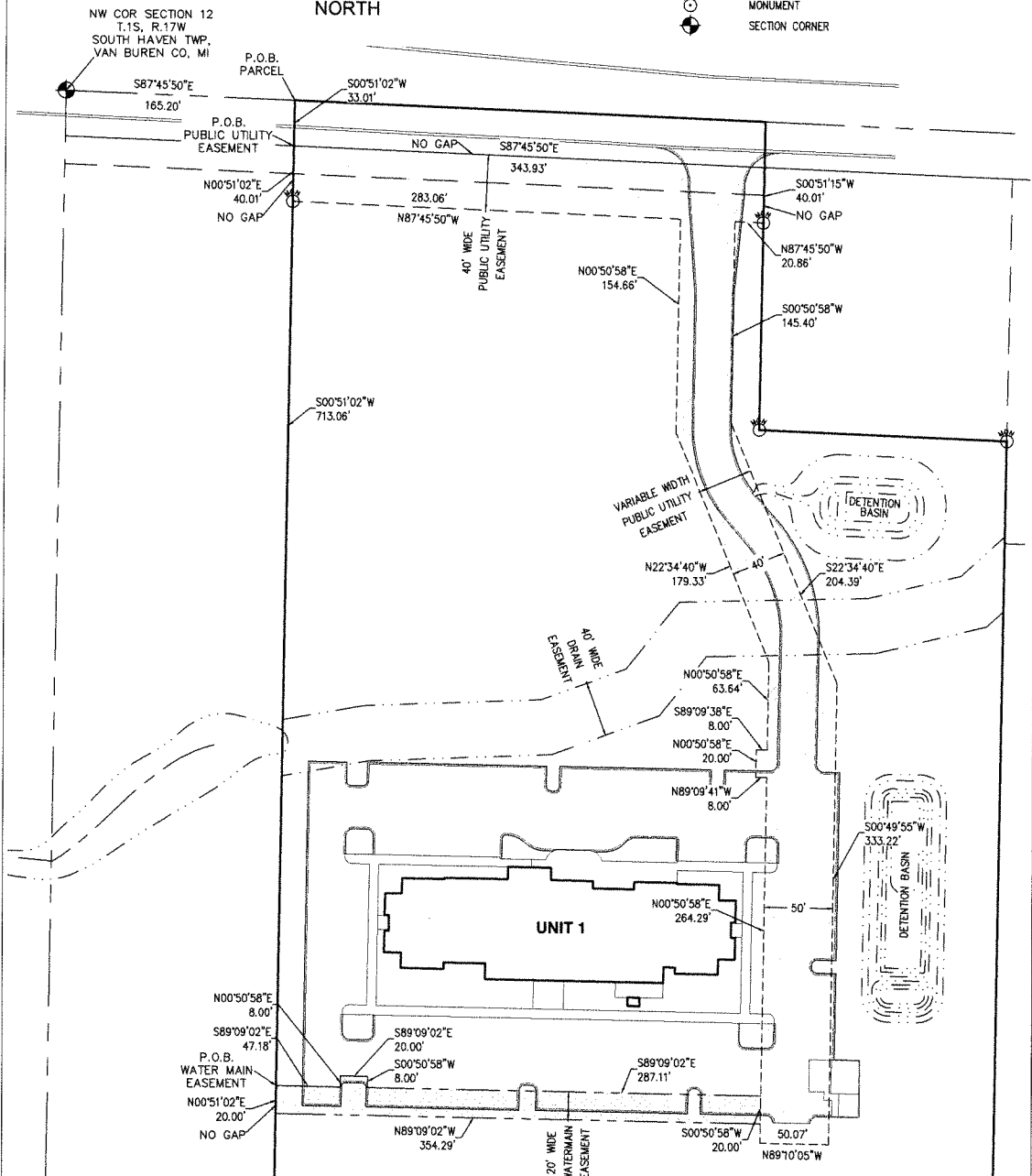
EASEMENT EXHIBIT & LEGAL DESCRIPTIONS	
FOR: "SOUTH HAVEN HOTEL" CONDOMINIUM ASSOCIATION SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN	
UMLOR GROUP 49287 WEST ROAD WIXOM, MICHIGAN 48393 TEL. (248) 773-7656 FAX. (866) 690-4307	DRAWN BY: AO CHKD BY: BBB DATE: 01-27-2026 SHT. NO.: 1 OF 3

EXHIBIT "B"



LEGEND

	WATER MAIN EASEMENT
	DRAIN EASEMENT
	PUBLIC UTILITY EASEMENT
	MONUMENT SECTION CORNER



EASEMENT EXHIBIT & LEGAL DESCRIPTIONS

FOR: "SOUTH HAVEN HOTEL" CONDOMINIUM ASSOCIATION
SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN

UMLOR GROUP 49287 WEST ROAD WIXOM, MICHIGAN 48393 TEL. (248) 773-7656 FAX. (866) 690-4307	DRAWN BY: A0 CHKD BY: BBB DATE: 01-27-2026 SHT. NO.: 2 OF 3
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South Haven Area Emergency Services

90 Blue Star Highway • South Haven, Michigan 49090
Phone (269) 637-1813 • Fax (269) 637-0998

SITE PLAN REVIEW

www.shaes.org

Preliminary Site Plan

Final Site Plan

Name of Applicant: Bruce Zeinstra, LLA/Holland Engineering

Address of Applicant: 220 Hoover BLVD Holland, MI 49423/bzeinstra@hollandengineering.com

Applicant Telephone No: 616-392-5938/616-218-2042

Project name, if any: South Haven ICC, Project# 26-02-022, 4/8/26, Sheet C-101

Project location: 71989 CR-388

Brief project description: Building a 1 story 14,660 SF Family Practice & Urgent Care Medical Facility

Are fire hydrants available at the site? Yes No
Comments: _____

Is water pressure adequate for the project? Yes No
If no, explain: _____

Does project layout provide easy access for fire protection? Yes No
If no, explain: _____

Are the proposed plans acceptable to the Fire Department? Yes No
If no, explain: See comments/recommendations below

Other comments / recommendations:

All builds to follow IFC 2021 edition, Knox Box required, FDC to be 5" Storz with sign & not obstructed by foliage or vehicles, address to be visible from CR-388, no further review required unless the plan changes.

Review performed by Keith Bierhalter Deputy Chief/Fire Marshal

Date 4/13/26

Keith Bierhalter DC/FM



VAN BUREN COUNTY DRAIN COMMISSIONER

JOE PARMAN, Drain Commissioner JOSH GRIFFITH, Chief Deputy GEORGIA MASSURA, Deputy Drain Commissioner KODI BATES, SESC & Maintenance Supervisor

April 19, 2026

Tasha Smalley
Zoning Administrator
South Haven Township

RE: Corewell Health; 71989 Phoenix Road, PP# 80-17-012-028-00: Approved as Noted

Ms. Smalley:

The Storm Water Management System, as submitted by Holland Engineering, Revision Date 3-31-26 is Approved as noted.

- a) Prior to occupancy permit; as-built elevation shots should be submitted to the Van Buren County Drain Commissioner to verify flood volume of detention pond.

Respectfully submitted,

Peter Van Dop, P.E., P.S.

cc: Joe Parman, Van Buren County Drain Commissioner
cc: Peter Bulten, P.E., Holland Engineering

Memo: South Haven Charter Township Board
From: Tasha Smalley, Zoning Administrator
Date: March 2026
RE: Land Division Act, amended

The Land Division Act has been amended to allow 10 divisions for the parent parcel of 10 acres. Per the Act, the municipality can amend their Land Division Ordinance to allow for more than 10 division, or keep at the 10 divisions.

Please review the attached information and decide – per a motion – if you want to allow more than 10 divisions or only allow the 10 divisions as allowed per the amended Act.

SOUTH HAVEN CHARTER TOWNSHIP LAND DIVISION ORDINANCE

ORDINANCE NO. 49

EFFECTIVE: IMMEDIATELY UPON PUBLICATION AFTER ADOPTION

An ordinance to regulate partitioning or division of parcels or tracts of land, enacted pursuant but not limited to Michigan Public Act 288 of 1967, as amended, and Act 246 of 1945, as amended, being the Township General Ordinance statute; to provide a procedure therefore; to repeal any ordinance or provision thereof in conflict herewith.

SOUTH HAVEN CHARTER TOWNSHIP
VAN BUREN COUNTY
ORDAINS
SECTION 1
TITLE

This ordinance shall be known and cited as the South Haven Charter Township Land Division Ordinance

SECTION 11
PURPOSE

The purpose of this ordinance is to carry out provisions of the State Land Division Act (1967PA 288, as amended, parts of which were formerly known as the Subdivision Control Act), to prevent the creation of parcels of property which do not comply with applicable ordinances and said Act, to minimize potential boundary disputes, to maintain orderly development of the community, and otherwise provide for the health, safety and welfare of the residents and property owners of the municipality by establishing reasonable standards for prior review and approval of land divisions within the Township.

SECTION 111
DEFINITIONS

For purposes of this ordinance certain terms and words used herein shall have the following meaning:

A. "Act" The State Land Division Act

B. "Applicant" a natural person, firm, association, partnership, corporation, or combination of any of them that holds an ownership interest in land whether recorded or not.

C. "Divided" or "Division" the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors or assigns, for the purpose of sale or lease of more than one year, or of building development that results in one or more parcels of less than 40 acres or the equivalent, and that satisfies the requirements of Sections 108 and 109 of the State Land Division Act.

D. "Exempt split" or "exempt division" the partitioning or splitting of a parcel or tract of land by the proprietor thereof, or by his or her heirs, executors, administrators, legal representatives,, successors or assigns, that does not result in one or more parcels of less than 40 acres or the equivalent. Exempt splits are not subject to approval under this ordinance so long as the resulting parcels are accessible, as defined in the Act.

E. "Forty acres or the equivalent" - either 40 acres, a quarter-quarter section containing not less than 30 acres, or a government lot containing not less than 30 acres.

F. "Governing body" The South Haven Charter Township Board

SECTION IV

PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS

Land in the Township shall not be divided without the prior review and approval of the Township Board, or other officials designated by the governing body, in accordance with this ordinance and State Land Division Act. However, the following shall not be subject to this requirement:

A. Subdivision of a parcel or tract of land that is not exempted from platting by Sections 108 and 109 of the State Land Division Act, which shall be platted as required by the Act.

B. A lot in a recorded plat proposed to be divided in accordance with the State Land Division Act.

C. An exempt split as defined in this Ordinance

SECTION V

APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all of the following with the official designated by the governing body for review and approval of a proposed land division before making any division either by deed, land contract, lease for more than one year, or for building development:

A. A completed application form on such form as may be provided by the Township.

B. Proof of fee ownership of the land proposed to be divided.

C. Proof that all standards of the State Land Division Act and this Ordinance have been met,

D. The history and specifications of the land proposed to be divided sufficient to establish that land to be divided may be divided as proposed in compliance with the State Land Division Act.

E. If transfer of the right to make divisions exempt from platting is proposed, detailed information about the terms and availability of the proposed division rights transfer.

F. Unless a division creates a parcel which is acknowledged and declared to be "not buildable" under Section VIII of this Ordinance, all divisions shall result in "buildable" parcels containing sufficient "buildable" area outside of unbuildable wetlands, flood plains and other areas where buildings are prohibited therefrom, and with sufficient area to comply with all required setback provisions, minimum floor areas, off-street parking spaces, on-site sewage disposal and water well locations (where public water and sewer service is not available), required road frontage, and maximum allowed area coverage of buildings and structures on the site.

G. The fee as may from time to time be established by resolution of the governing body of the Township for land division reviews pursuant to this ordinance to cover the costs of review of the application and administration of this Ordinance and the State Land Division Act.

SECTION VI

PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL

A. The Township Board or other designee shall approve, approve with reasonable conditions to assure compliance with applicable ordinances and the protection of public health, safety and general welfare or disapprove the land division applied for within 30 days after receipt of the application package conforming to this Ordinance's requirements and shall promptly notify the applicant of the decision and the reasons for any denial. If the application package does not conform to this Ordinance's requirements and the State Land Division Act, the Township Board or other designee shall deny approval and shall return the same to the applicant for completion and refile in accordance with this Ordinance and the State Land Division Act.

B. Any person or entity aggrieved by the decision of the designee may, within 30 days of said decision, appeal the decision to the Township Board which shall consider and resolve such appeal by a majority vote of said Board at its next regular meeting or session affording sufficient time for a 20 day written notice to the applicant (and appellant where other than the applicant) of the time and date of said meeting and appellate hearing.

- C. A decision approving a land division is effective for 90 days, after which it shall be considered revoked unless within such period a document is recorded with the County Register of Deeds office and filed with the Township Clerk or other designated official accomplishing the approved land division or transfer.
- D. The Township assessor or other designee shall maintain an official record of all approved and accomplished land divisions or transfers.

SECTION VII

STANDARDS FOR APPROVAL OF LAND DIVISIONS

A proposed land division shall be approved if the following criteria are met.

- A. All the parcels to be created by the proposed land division(s) fully comply with the applicable lot (parcel), yard, frontage and area requirements of the South Haven Township Zoning Ordinance, including but not limited to, minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) coverage and minimum set-backs for existing buildings and structures.
- B. The proposed land division(s) comply with all requirements of the State Land Division Act and this Ordinance.
- C. All parcels created and remaining have existing adequate accessibility or an area available therefor, to a public road for public utilities and emergency and other vehicles not less than the requirements of the South Haven Charter Township Zoning Ordinance and this Ordinance. In determining adequacy of accessibility, any ordinance standards applicable to plats shall also apply as a minimum standard whenever a parcel or tract is proposed to be divided to create 4 or more parcels.
- D. The ratio of depth to width of any parcel created by the division does not exceed a four to one ratio exclusive of access roads, easements, or non-buildable parcels created under Section VIII of this Ordinance and parcels added to contiguous parcels that result in all involved parcels complying with said ratio.

The permissible depth of a parcel created by a land division shall be measured within the boundaries of each parcel from the abutting road right of way to the most remote boundary line point of the parcel from the point of commencement of the measurement.

The permissible minimum width shall be as defined in the South Haven Charter Township Zoning Ordinance.

SECTION VIII

ALLOWANCE FOR APPROVAL OF OTHER LAND DIVISIONS

Notwithstanding the provisions of Section VII of this ordinance, a division which creates a parcel which satisfies all of the requirements of Section VII except that it does not satisfy one or more of the standards of Subsection A of Section VII, shall be approved on the condition that the applicant must file a document with the Register of Deeds before the approval becomes effective, clearly identifying the parcel as "not buildable" and "not a development site."

SECTION IX

CONSEQUENCES OF NONCOMPLIANCE WITH
LAND DIVISION APPROVAL REQUIREMENT

Any parcel created in noncompliance with this ordinance shall not be eligible for any building permits, or zoning approvals, such as conditional land use approval or site plan approval, and shall not be recognized as a separate parcel on the assessment roll.

SECTION X

SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

SECTION XI
REPEAL

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed, except that this Ordinance shall not be construed to repeal any provision in the South Haven Charter Township Zoning Ordinance or the Building Code.

SECTION XII
EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption and publication.

SOUTH HAVEN CHARTER TOWNSHIP

Eleanor Zacsek

Township Clerk

Ordinance #49 Received: May 14, 1997
First Publication: MAY 23, 1997
Ordinance Adopted: June 1, 1997
Second Publication: JUNE 13, 1997

No approving authority or agency having the power to approve or reject plats shall condition approval upon compliance with, or base a rejection upon, any requirement other than those included in section 105.

History: 1967, Act 288, Eff. Jan. 1, 1968

Popular Name: Plat Act

Popular Name: Subdivision Control

560.107 Preliminary plat; submission, discretion.

Sec. 107.

(1) Nothing contained in this act shall prohibit a proprietor from submitting a preliminary plat to a governing body for the proprietors information and review.

(2) Nothing contained in this act shall allow a municipality, county, or state agency to require an approval of a preliminary plat or plan other than those provided for in sections 112 to 120.

History: Add. 1969, Act 308, Imd. Eff. Aug. 14, 1969

Popular Name: Plat Act

Popular Name: Subdivision Control

***** 560.108 THIS SECTION IS AMENDED EFFECTIVE MARCH 24, 2026: See 560.108.amended *****

560.108 Parent parcel or parent tract; number of parcels resulting from division; limitations; requirements.

Sec. 108.

(1) A division is not subject to the platting requirements of this act.

(2) Subject to subsection (3), the division, together with any previous divisions of the same parent parcel or parent tract, shall result in a number of parcels not more than the sum of the following, as applicable:

(a) For the first 10 acres or fraction thereof in the parent parcel or parent tract, 4 parcels.

(b) For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels.

(c) For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.

(3) For a parent parcel or parent tract of not less than 20 acres, the division may result in a total of 2 parcels in addition to those permitted by subsection (2) if 1 or both of the following apply:

(a) Because of the establishment of 1 or more new roads, no new driveway accesses to an existing public road for any of the resulting parcels under subsection (2) or this subsection are created or required.

(b) One of the resulting parcels under subsection (2) and this subsection comprises not less than 60% of the area of the parent parcel or parent tract.

(4) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.

(5) A parcel or tract created by an exempt split or a division is not a new parent parcel or parent tract and may be further partitioned or split without being subject to the platting requirements of this act if all of the following requirements are met:

(a) Not less than 10 years have elapsed since the parcel or tract was recorded.

(b) The partitioning or splitting results in not more than the following number of parcels, whichever is less:

(i) Two parcels for the first 10 acres or fraction thereof in the parcel or tract plus 1 additional parcel for each whole 10 acres in excess of the first 10 acres in the parcel or tract.

(ii) Seven parcels or 10 parcels if one of the resulting parcels under this subsection comprises not less than 60% of the area of the parcel or tract being partitioned or split.

(c) The partitioning or splitting satisfies the requirements of section 109.

(6) A parcel or tract created under the provisions of subsection (5) may not be further partitioned or split without being subject to the platting requirements of this act, except in accordance with the provisions of subsection (5).

History: Add. 1996, Act 591, Eff. Mar. 31, 1997

Popular Name: Plat Act

Popular Name: Subdivision Control

***** 560.108.amended THIS AMENDED SECTION IS EFFECTIVE MARCH 24, 2026

560.108.amended Parent parcel or parent tract; number of parcels resulting from division; limitations; requirements.

Sec. 108.

(1) A division is not subject to the platting requirements of this act.

(2) Subject to subsection (3), the division, together with any previous divisions of the same parent parcel or parent tract, shall result in a number of parcels not more than the sum of the following, as applicable:

(a) For the first 10 acres or fraction thereof in the parent parcel or parent tract, the following number of parcels:

(i) Beginning on the effective date of the amendatory act that added subsection (6), until 1 year after that date, and subject to subsection (6), 4 parcels.

(ii) Beginning 1 year after the effective date of the amendatory act that added subsection (6), 10 parcels.

(b) For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels.

(c) For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.

(3) For a parent parcel or parent tract of not less than 20 acres, the division may result in a total of 2 parcels in addition to those permitted by subsection (2) if 1 or both of the following apply:

(a) Because of the establishment of 1 or more new roads, no new driveway accesses to an existing public road for any of the resulting parcels under subsection (2) or this subsection are created or required.

(b) One of the resulting parcels under subsection (2) and this subsection comprises not less than 60% of the area of the parent parcel or parent tract.

(4) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.

(5) A parcel or tract created by an exempt split or a division is not a new parent parcel or parent tract and may be further partitioned or split without being subject to the platting requirements of this act if all of the following requirements are met:

(a) Not less than 10 years have elapsed since the parcel or tract was recorded.

(b) The partitioning or splitting results in not more than the following number of parcels, whichever is less:

(i) Two parcels for the first 10 acres or fraction thereof in the parcel or tract plus 1 additional parcel for each whole 10 acres in excess of the first 10 acres in the parcel or tract.

(ii) Seven parcels or 10 parcels if one of the resulting parcels under this subsection comprises not less than 60% of the area of the parcel or tract being partitioned or split.

(c) The partitioning or splitting satisfies the requirements of section 109.

(6) Beginning on the effective date of the amendatory act that added this subsection, a parcel or tract may be partitioned or split at any time into a greater number of parcels or tracts than otherwise authorized by this section if the partitioning or splitting is authorized by and complies with standards set forth in an ordinance of the municipality or county having authority to approve or disapprove a division under section 109(1).

(7) A parcel or tract created under the provisions of subsection (5) or of an ordinance described in subsection (6) may not be further partitioned or split without being subject to the platting requirements of this act, except in accordance with the provisions of subsection (5) or of an ordinance described in subsection (6).

History: Add. 1996, Act 591, Eff. Mar. 31, 1997 ;-- Am. 2025, Act 58, Eff. Mar. 24, 2026

Popular Name: Plat Act

Popular Name: Subdivision Control

560.109 Approval or disapproval of proposed division; requirements; exemption from platting requirements; notice of transfer; form; sale of unplatted land; statement contained in deed; ordinance; approval not determination of compliance; effect of failure to comply.

Sec. 109.

(1) A municipality shall approve or disapprove a proposed division within 45 days after the filing of a complete application for the proposed division with the assessor or other municipally designated official. However, a municipality with a population of 2,500 or less may enter into an agreement with a county to transfer to the county authority to approve or disapprove a division. An application is complete if it contains information necessary to ascertain whether the requirements of section 108 and this section are met. The assessor or other municipally designated official, or the county official, having authority to approve or disapprove a proposed division, shall provide the person who filed the application written notice whether the application is approved or disapproved and, if disapproved, all the reasons for disapproval. A complete application for a proposed division shall be approved if, in addition to the requirements of section 108, all of the following requirements are met:

(a) Each resulting parcel has an adequate and accurate legal description and is included in a tentative parcel map showing area, parcel lines, public utility easements, accessibility, and

Public Act 58 of 2025, which amends Michigan's Land Division Act, was signed into law on Dec. 23, 2025. The amendments introduce changes that will allow increased land division flexibility, particularly for suburban development, and are expected to help address housing supply constraints.

Key Changes

1. Expanded Division of the First 10 Acres (Effective March 24, 2027)

Beginning on March 24, 2027, the first 10 acres of a parent parcel may be divided into 10 parcels. Under current law, the first 10 acres may only be divided into four parcels, and that limitation remains in place until the new provision becomes effective.

2. Local Ordinance Authority to Allow Additional Parcels (Effective March 24, 2026)

The Act now expressly authorizes municipalities and counties with land division approval authority to adopt ordinances permitting a parent tract to be divided into a greater number of parcels than otherwise allowed by the Act. This local-option provision takes effect on March 24, 2026, and gives communities flexibility to allow higher-density land divisions if they choose. A local government could adopt an ordinance to allow 10 resulting parcels for the first 10 acres of a parent parcel with immediate effect, instead of waiting for the Act to take effect in 2027.

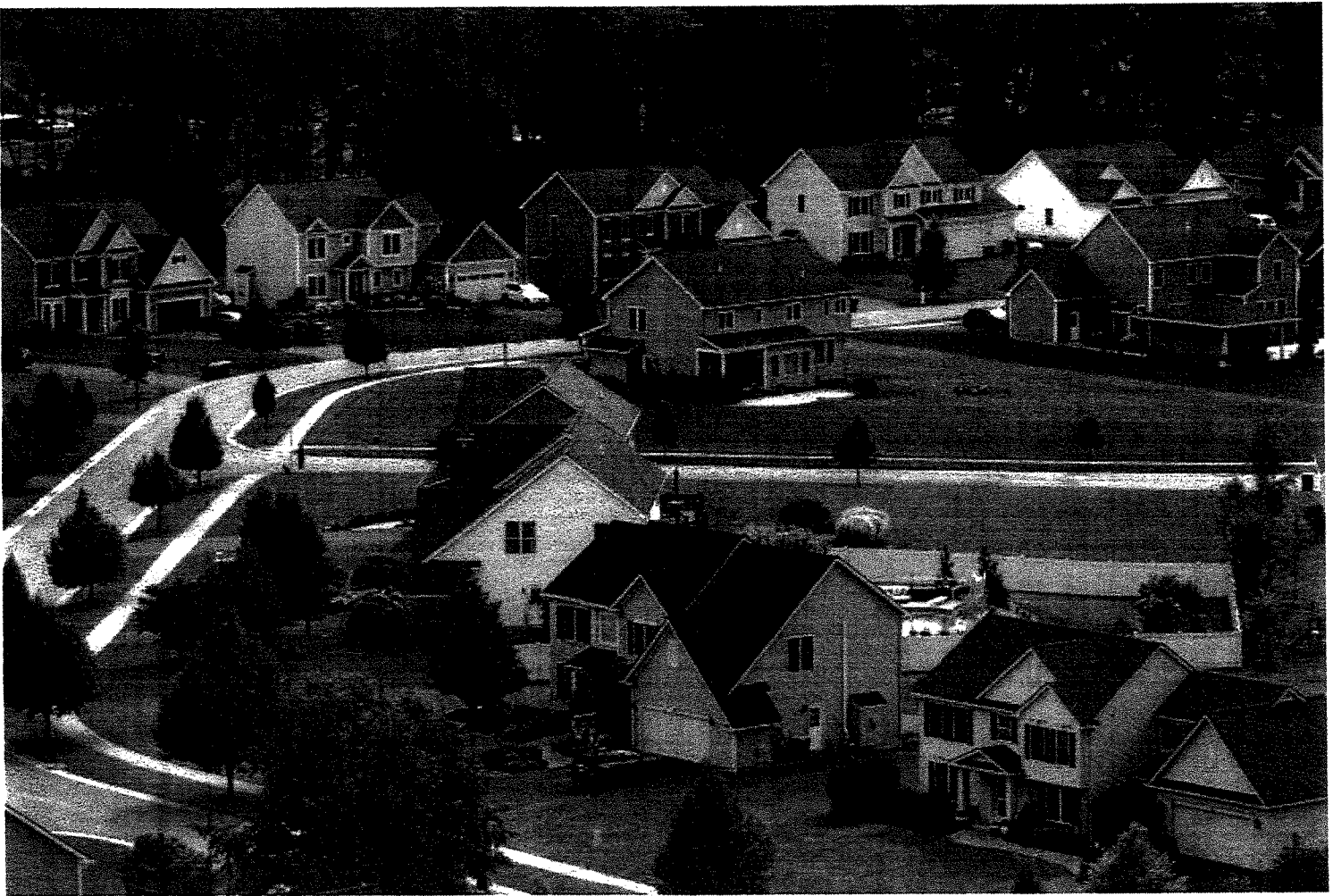
Practical Impact

This amendment significantly expands development potential for qualifying parcels, particularly in suburban areas. By allowing more buildable lots to be created from existing tracts of land, the changes are expected to facilitate residential development and help address Michigan's ongoing housing shortage. Developers and landowners should also anticipate increased variation among local ordinances as municipalities consider whether to adopt expanded division standards.

Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances

[Brad Neumann<neuman36@msu.edu>](mailto:neuman36@msu.edu), [Michigan State University Extension](#) - February 18, 2026

With the authority for local governments to allow and approve more divisions of land comes the responsibility to follow the master plan and make environmentally and financially sound infrastructure decisions.



Large lot, single-family suburban homes -- a possible outcome of changes to Michigan law. Photo via iStock.com.

Senate Bill 23 of 2025 was signed into Michigan law by the governor on December 23, 2025, and assigned Public Act 58 of 2025. The stated purpose of the legislation is to authorize counties and municipalities to increase the number of parcels allowed when a property owner wishes to create land divisions under the Land Division Act, PA 288 of 1967, as amended. Supporters of the bill state the new law will help address the affordability of new housing.

Public Act 58 of 2025 takes effect on March 24, 2026, and amends Section 108 (MCL 560.108) of the Land Division Act to:

- Increase, from four to 10, the number of parcels that the first 10 acres of a parent parcel can be divided into on and after March 24, 2027 (per new Sec. 108(2)(a)(ii)), and
- Allow a municipality to authorize the further partitioning of land into more parcels than allowed under Section 108 if the land meets standards established by the municipality (per new Sec. 108(6)).

Section 108 of the Land Division Act establishes the formula for dividing parent parcels into “child” parcels and eventually “grandchild” parcels, based on the size of the starting parcel. Among other standards, Section 108 establishes that the first 10 acres or fraction thereof of a parent parcel cannot be divided into more than four separate parcels (see Land Division Act basics for landowners). Under the new law, the first 10 acres of a parent parcel or fraction thereof can be divided into 10 separate parcels at most. This increase in division rights by PA 58 begins one year after the effective date of the act – that being March 24, 2027.

Additionally, the new law allows a municipality or county that has authority to approve land divisions under Section 109 (MCL 560.109) to authorize by ordinance the further partitioning of a parcel into a greater number of parcels than otherwise authorized by Section 108. Put differently, a local government can adopt an ordinance as soon as the effective date of the amendment (March 24, 2026) to allow 10 or even more resulting parcels for the first 10 acres of a parent parcel.

With the potential for such a significant increase in the creation of new parcels for development, all municipalities, and the few counties having authority to approve land divisions, should review their land division ordinance immediately. Minimally, by March 24, 2027, local governments will need to modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii) of the Act.

Local governments will also want to carefully consider whether to allow more parcels to be created under the new law or to retain the current system of tracking and approving division and redivision of the parent parcel over time. While the new law has the potential to create more parcels available for sale for new housing, it also has the potential to result in low-density development inconsistent with Smart Growth principles.

In addition to reviewing the land division ordinance, local officials will want to review their community master plan and zoning ordinance. Carefully consider the master plan and where it envisions additional development or increased density. The entire jurisdiction need not be “open” to the added density authorized under PA 58. Then consider current and possible future zoning districts tied to those envisioned growth areas. Inventory the location and extent of available and planned water, sewer, transportation, and other infrastructure. The reason to consider these other factors relating to development is that the zoning ordinance will limit where additional parcels (additional density) will be permitted and where they will not.

The Land Division Act states in Section 109(6): “Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.” That means if a local government amends the land division ordinance to authorize the additional density of the new Section 108(6), the minimum parcel size of each zoning district will control where that density can be realized. In a rural zoning district with a minimum parcel size of 10 or 20 acres, the added density under the new Section 108(6) is not likely to realize many additional parcels as compared to before Public Act 58 of 2025 (and dependent on the size of the starting parcel). In a zoning district with a smaller minimum parcel size, such as one acre or less, the added density under the new Section 108(6) is more likely to be realized.

A closely related consideration is the existing and planned provision of water and sewer service. This is a concern because the likelihood that the land can handle an onsite well and septic system on each resulting parcel decreases as the minimum parcel size decreases. Of course, there is great variation in ground water access and soil type from one area of the state (or county) to another, and local health department sanitary codes generally govern the siting and construction of wells and septic systems.

Considering growth and preservation goals of the local government, the added density envisioned by PA 58 of 2025 is not likely appropriate in a rural area of the community without water or sewer and where a relatively large minimum parcel size does little to reduce the cost of land for new housing.

Another consideration is access to new parcels, if not fronting on an existing public street or road. Communities will want to review or consider standards and policies related to private road construction and ongoing maintenance. Many new parcels all on a shared private driveway will soon present maintenance challenges if not addressed in a long-term private road maintenance agreement.

Learn more

[Michigan State University Extension](#) is presenting a webinar on the PA 58 amendments to the Land Division Act on March 24, 2026, from 10:30-11:30 a.m. (Eastern Time). The webinar will provide an overview of the statutory changes, specific considerations and next steps for local officials to consider, and time for question:

and answers among participants. Online registration is required by March 23, 2026. As always, local governments are encouraged to work with an experienced municipal attorney before adopting any land division ordinance or zoning ordinance amendment.

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Michigan Land Division Act Amended to Allow a Greater Number of Divisions

On December 23, 2025, Governor Whitmer signed Senate Bill 23 of 2025 into law, which adopts amendments to the Michigan Land Division Act (the "LDA"). The amendments to the LDA are reflected in Public Act 58 of 2025 ("Act 58"). Previously, we discussed proposed changes to the LDA under House Bill 4081 and the potential impact on local governments in our [September newsletter](#). Act 58, as adopted, appears to be virtually identical to House Bill 4081. This article discusses the changes to the LDA under Act 58 and when those changes take effect.

The number of divisions (also commonly referred to as "splits") that are allowed for a single "parent parcel" (a parcel that was lawfully in existence as of March 31, 1997) are limited by Section 108 of the LDA. Section 108 provides the formula to determine how many resulting parcels may be created out of the parent parcel, which depends on the size of the parent parcel and other factors. Act 58 will increase the maximum number of resulting parcels that may be created for the first 10 acres of the parent parcel. Currently, the maximum number of resulting parcels for the first 10 acres of a parent parcel is 4 parcels. Under Act 58, the number of resulting parcels for the first 10 acres of a parent parcel will be increased to 10 parcels. The increase will not take effect until one year after the effective date of Act 58, on March 24, 2027.

Act 58 also created a new Section 108(6) of the LDA, which takes effect on March 24, 2026. Section 108(6) allows local governments that are authorized to approve or disapprove property divisions under the LDA to adopt an ordinance to allow a greater number of divisions than are otherwise allowed under Section 108 of the LDA. For example, a local government could adopt an ordinance to allow 10 resulting parcels for the first 10 acres of a parent parcel now, instead of waiting for the increase in Section 108 of the LDA to take effect next December. A local government could also increase the number of divisions allowed after the first 10 acres of a parent parcel.

We can help your local government to prepare and adopt the necessary amendments to its local land division ordinance, to reflect the new formula that is required under Section 108 of the LDA, before March 24, 2027. We can also provide guidance if your local government is considering adopting an ordinance to allow a greater number of divisions for parcels than is allowed under Section 108 of the LDA. The increased amount of divisions that makes sense may depend on the minimum lot width and minimum lot area requirements of the applicable zoning ordinance, as each resulting parcel must still comply with those requirements under Section 109 of the LDA. Changes to other ordinances may also be necessary to lessen potential impacts on public facilities, such as public water or sewer supply systems, or to address the increased risk of stormwater drainage issues.

If you have any questions about Act 58 or would like assistance with preparing land division ordinance amendments, please contact a lawyer in our Local Government Practice Group.

Memo: Planning Commission
From: Tasha Smalley, Zoning Administrator
Date: April 21, 2026
RE: Minor Site Plan Amendment, Pilgrim Haven, 17540 77TH ST

Pilgrim Haven was approved, special land use, May 6, 2015, with several conditions; one being: fencing shall be erected on three sides.

Due to the cost to maintain the fence(s) and the current extensive damage to several areas of the fencing, the request is to remove 2 sides of the fencing. Along 77th Street and 18th Avenue. The fence along the north boarder will remain. Once fences area removed there is a natural tree buffer and the ravine.

Per 22.07 Amendment to an Approved Site Plan

B. Minor changes: #5 increase/decrease fencing – Zoning Administrator is authorized to approve.

B. Minor development activities or changes to an approved final site plan may be authorized by the Township Zoning Administrator without prior Planning Commission review. Examples of minor changes include the following:

1. Increases or decreases of residential or nonresidential floor areas by ten (10) percent or less.
2. Relocation of any surface or subsurface structure or improvement by less than twenty (20) feet from its planned location or that negatively affect the character of the approved site plan.
3. Increases or decreases in planned elevations of finished grades or changes in the area or materials of paved areas, which affect less than one acre or ten (10) percent of the total lot area, whichever is less.
4. Changes in the height of buildings or structures.
5. Increases or decreases or changes in the type, height, or length of walks, fencing, berms or screen plantings.
6. Additions or deletions of permitted accessory uses to the principal uses permitted by the approved site plan.
7. Changes in the location of essential public utilities and services from those approved on the final site plan in order to accommodate their location.
8. Changes in the species, sizes of specimens or spacing of required landscaping and screen plantings, including trees, shrubs, vines and ground covers.

C. If an applicant decides to appeal the disapproval of a minor change by the Zoning Administrator, the Zoning Administrator shall forward the applicant's file with the reasons for the Zoning Administrator's disapproval to the Planning Commission for review and decision. *[amended 1-14-98 & 7-12-00]*

SECTION 22.08 PERFORMANCE GUARANTEES

Bonds or other acceptable forms of security shall be required of the applicant after a final site plan is approved and prior to issuance of a Zoning Permit for certain site improvements such as, but not limited to, roads or drives, parking lots, grading, landscaping, and buffers. The performance guarantee shall be for the full amount of the specific site improvement and shall be administered by the Township Treasurer and Clerk. Such security may be released in proportion to work completed and approved upon inspection as complying with the approved final site plan.

Where the Planning Commission has final site plan approval, the Planning Commission may require and set the amount for a performance guarantee. Where the Township Board has final site plan approval, the Township Board may require and set the amount for a performance guarantee. When through unforeseen circumstances a portion of the project cannot be completed before an occupancy permit is needed, the Zoning Administrator may require a performance

Myer – agreed with Kiry

Odland – Does not see why the concerns cannot be resolved tonight.

Proposed the following conditions:

No open fires, no fireworks, no camping, no alcohol.

Electric gates open ½ hour before sunrise, close ½ hour after
Sunset

Signs posted at beach limits & borders

All pets on leashes.

Water to be tested same as at North Beach

No glass, no motor vehicles, no hunting

Trash barrels and regular pick-up and bath rooms be provided

Fences to be repaired and extended on three sides

Health, safety and welfare rules needed.

Capps – wants to discuss & see other recreation areas

Larsen – recapped Oldand's conditions

Odland – would like to see cameras installed like at North & South Beachs

Capps – asked why ½ hour AFTER sunset

Tippman – asked Cripe re: stability of ramp to the beach given high water
conditions. Should not be within 150 feet of lake.

MOTION by Capps to recommend approval to approval of the Special
Use to the Township Board with the following conditions:

A. Rules to include:

1 – No open fires anywhere

2 – No fireworks

3 – No camping

4 – No alcohol

5 – No glass

6 – No motorized vehicles

7 – No hunting

8 – Pets shall be leashed

9 – hours to be ½ hour before dawn & ½ hour after dusk

10 – Pet clean-up required

B. Public restrooms to be provided

C. Water shall be tested the same as North & South Beaches

D. Trash receptacles and maintenance to be provided

E. Fencing shall be erected on three sides

F. Electric gates shall be installed

G. Signs shall be posted on the beach at the boundaries

Second by Kiry. Motion approved 5-1 (Tippman opposed)

6) Public Comment non-agenda items

None

7) New Business

Van Horn – Open Space Preservation project

Hudson described the zoning conditions and issues with the proposal

Chad Van Horn described the project and intent

Discussion with Hudson per Township Attorney over the following issues:



Lake Michigan

Banking 18th Ave

75766

SOUTH HAVEN AREA
RECREATION AUTHORITY (SHARA)
SOUTH HAVEN TOWNSHIP
VAN BUREN COUNTY, MICHIGAN

PILGRIM HAVEN NATURE AREA
EXISTING SURVEY
AND SITE BOUNDARY

PROJECT NO. 15-0651
DATE 04/2016
SCALE 1"=20'

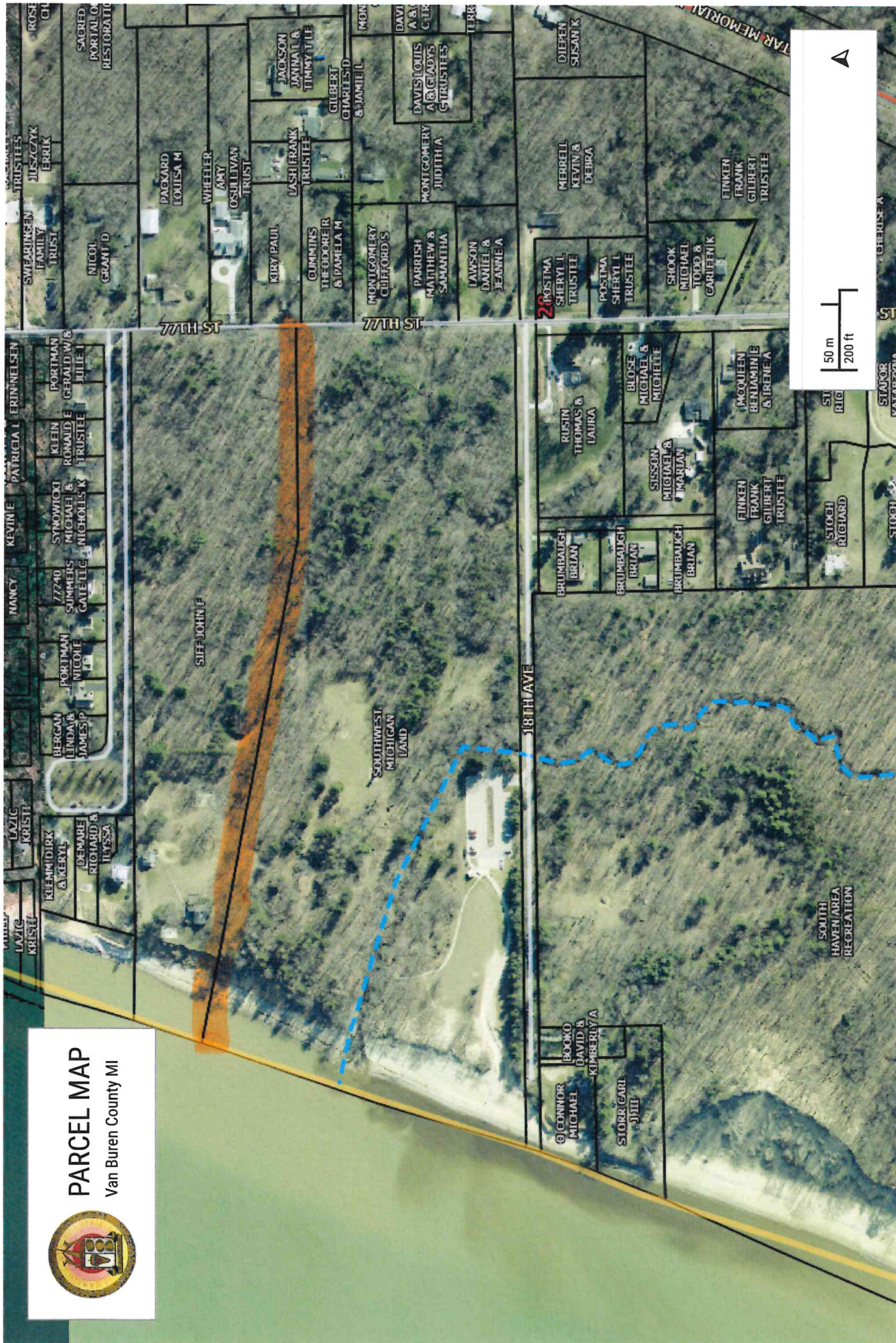
PROJECT NO. 15-0651
DATE 04/2016
SCALE 1"=20'

ABONMARCHE
CONSULTING ENGINEERS
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Bloomington, MN 55425
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FAX 612-885-1112
WWW.ABONMARCHE.COM



PARCEL MAP

Van Buren County MI



SOUTH HAVEN CHARTER TOWNSHIP
Draft MINUTES OF REGULAR MEETING
WEDNESDAY, APRIL 8, 2026

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

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 March 11, 2026 Regular Meeting as presented. All voted in favor. Motion carried.

Chief Adam DeBoer reported for SHPD. **Chief Brandon Hinz** was in attendance and gave a report for SHAES. **Gayle Gladney** reported for the Van Buren County Commission.

Motion by Poole, supported by Lewandowski, to approve the Agenda. An item was added to New Business, 8.AA. Corewell Health. All voted in favor. Motion carried.

Supervisor Stein pointed out that several Affordable Housing projects are in the works. Trustee Wiatrowski reported that they are about to start the inspections of STR.

Natalie Baggio was in attendance for Corewell Health who will be building a 15,000 sq. ft. Medical Campus on Phoenix Road.

Board members discussed Land Division Amendments from the Zoning Administrator. The consensus was to have the Planning Commission weigh in on a plan for SH Township.

Motion by Bertorelli, supported by Poole, to contract with Moreno & Sons for lawn care in 2026 and have the mowing done weekly. All voted in favor. Motion carried.

Motion by Lewandowski, supported by Wiatrowski, to adopt Resolution 26-08 to introduce Ordinance 173 amending Ordinance 167 to change the language on that Ordinance for Sunset Grove Apartments. All voted in favor by roll call vote. Motion carried. Clerk Bertorelli pointed out the resolution was written incorrectly last month and that is why it is being introduced again this month.

Motion by Lewandowski, supported by Wiatrowski, to adopt Resolution 26-09 Introducing Ordinance 174 to amend Ordinance 172 to change the pilot tax amount for Lighthouse Ridge. All voted in favor by roll call vote. Motion carried.

Motion by Bertorelli, supported by Poole, to adopt Resolution 26-10 adopting the ballot language for the Road Millage for the August Election. A change was made to change the language to 'renew' and not a 'new' millage. All voted by roll call vote. Motion carried.

Motion by Wiatrowski, supported by Lewandowski, to adopt Resolution 26-11 in Support of a Brownsfield Plan for SOHA Drift Lofts. Both the property owner and a representative from Fishbeck were in attendance to answer questions. All voted in favor by roll call vote. Motion carried.

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

Motion by Fisher, supported by Wiatrowski, to approve payment of anticipated bills in the amount of \$260,543.58. All voted in favor by roll call vote. Motion carried.

Meeting adjourned at 9:09 p.m.

Brenda Bertorelli, Clerk

Ross Stein, Supervisor