

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

Planning Commission
June 3, 2026 7:00PM
Agenda

Call to Order

Role Call

Approval of the Agenda

Approval of the previous meeting Minutes – May 6, 2026

Public Comments on Non-Agenda Items

Public Hearing - none

New Business

- a. 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

Public Comment

Commissioner Comments

Adjournment

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, May 6, 2026

Draft

Regular meeting

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
Corewell Health applicants

3) Approval of the Agenda

Smalley requested to remove Unfinished Business a. review draft zoning ordinance. Motion by Dibble to approve the agenda with changes, second by Tippman, 6-0 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 - none

6) Communications / Correspondence - none

7) Public Hearing - none

8) New Business –

- a. Site Plan Review, 71989 CR 388, 80-17-011-029-02/012-028-01, Corewell Health, new medical building, approx. 14,660sqft.
Smalley briefly went over the project: property is part of PUD approved 2023; already zoned commercial. Boundary line adjustment, 3.75 acres. Medical building- urgent care and Dr offices and specialty offices; approx. 14, 660sqft. 62 parking spaces.
Bruce Zeinstra, Holland Engineering and Phil Cooper, Planning Director Corewell added few more comments. The facility will be Urgent Care, general practice offices and specialty Offices- eyes, ortho, internal, etc. Will add monument sign to the plan.

Not a public hearing, but Chairperson asked if any public comments; no comments

Fact of Finding, 22.06 D

1. SURFACE WATER DRAINAGE: yes, on plan and approval from Drain Commission
2. DRIVES, PARKING AND CIRCULATION: yes, plan meets the requirements in the ordinance. Easement agreement for utilities and driveway
3. ROADS, UTILITY SERVICE AND INFRASTRUCTURE: yes, approval from City and easement agreements
4. SIGNS AND LIGHTING: yes, on plan and meets the requirements of the ordinance. Revised plan to be submitted with monument sign
5. SCREENING AND BUFFERING: yes, on plan and meets requirements of ordinance

No further discussion

Motion by Poole to approve the site plan, with added monument sign, for new medical building at 71989 CR 388, second by Tippman. No further discussion. 6-0 yes, motion passed.

- 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.
Township Board had on their previous agenda and kicked back for Planning Commission to review and submit comments. Went over the basics of the LD Act amendment; increased the allowed divisions to 10 instead of 4. The municipality can amend the Land Division ordinance to allow the 10 or more prior to full enactment in 2027. Planning Commission recommended to keep at 10 and amend the current ordinance.

9) Staff & Subcommittee report

- a. Board report – Poole – A presentation by Corewell about new urgent care facility. Approved Brownfield for Dan Crist housing project on 73 ½ St.
- b. Zoning Board of Appeals – Tippman – no meeting
- c. Zoning report – Smalley – nothing to report

10) Unfinished Business – removed from agenda

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:50 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary