

South Haven Charter Township
09761 Blue Star Hwy, South Haven
Planning Commission
August 5, 2026
Agenda

Call to Order

Role Call

Approval of the Agenda

Approval of the Previous Minutes – July 1, 2026

Public Comments on Non-Agenda Items

Public Hearings

1. Owner, Morris Investments South Haven LLC and Applicant, Pear Blossom Properties 5585, LLC have petitioned for a Special Use, to convert existing building to a Museum at 05585 Blue Star Hwy, 80-17-360-003-00.
2. Owner, 12th Avenue LLC and Applicant, Hidden Ponds RV Resort LLC have petitioned to amend the approved PUD (Planned Unit Development); removing 9 of the 12 homes sites; adding 2.4 acres; adding 16 RV sites including extending another road; buildings moved around and adding from previous approved plan; combining 27 condominium sites and 3 separate parcels into one parcel for PUD site at 73234 12th Avenue 80-17-014-064-11.

Public Hearing Procedure:

Review by Staff, Questions from Commissioners

Presentation by Applicant, Questions from Commissioners

Chair opens the Public Hearing for Public Comment:

1. Individual recognized by chair - stands & states name & address
2. All comments & questions shall be directed to the chair
3. Comments & questions limited to 3 minutes per person
4. Written comments & petitions are read

Chair closes the public hearing

New Business

- a. Site Plan Review – 01821 73rd Street, 80-17-002-056-10, Landscape Company, office
- b. Discuss / decide – site plan and special land use, 05585 Blue Star Hwy
- c. Discuss /decide – amend PUD 73234 12th Ave
- d. Any other business that may come before the commission

Unfinished Business

- a. If time allows - Continue draft Zoning Ordinance review, Article 3
- b. Any other business 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
VAN BUREN COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the South Haven Charter Township Planning Commission will conduct public hearings and regular meeting on Wednesday August 5, 2026 at 7:00 p.m. at the South Haven Township Hall, 09761 Blue Star Hwy, South Haven MI 49090.

PLEASE TAKE NOTICE that the items to be considered include the following:

1. Owner, Morris Investments South Haven LLC and Applicant, Pear Blossom Properties 5585, LLC have petitioned for a Special Use, to convert existing building to a museum at 05585 Blue Star Hwy, 80-17-360-003-00
2. Owner, 12th Avenue LLC and Applicant, Hidden Ponds RV Resort LLC have petitioned to amend the approved PUD (Planned Unit Development): removing 9 of the 12 home sites; adding 2.4 acres; adding 16 RV sites including extending interior road for the sites; buildings moved around from previous approved plan; combining 27 condominium sites and 3 separate parcels into one parcel for PUD site at 73234 12th Avenue 80-17-014-064-11.

PLEASE TAKE FURTHER NOTICE that the applications can be reviewed at the Township Hall during the zoning administrator hours Tues's 9-12p and Thurs's 1:30-4p; call 269-637-3305 or email to request shtwp.zoninga@gmail.com.

PLEASE TAKE FURTHER NOTICE that written comments will be received from any interested person concerning the foregoing by the Township Clerk at the address set forth below, during regular business hours of regular business days or by mail to the Township Clerk at the address set forth below, up to the date of the hearing and will also be received by the Planning Commission at the hearing.

South Haven Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the South Haven Charter Township Clerk.

South Haven Charter Township Hall
Brenda Bertorelli, Clerk
09761 Blue Star Highway
South Haven, MI 49090
269-637-3305

Memorandum: South Haven Charter Township Planning Commission

Date: July 21, 2026

From: Tasha Smalley, Zoning Administrator

RE: Special Use, Museum

Public Hearing: August 5, 2026

Owner: Morris Investments South Haven LLC

Owner address: 18000 Brown Dr, Chelsea MI 48118

Applicant: Pear Blossom Properties 5585 LLC, William Deary

Applicant address: 1907 North Grovedale Ave, Jackson MI 49203

Sale is pending to close in August

Subject Property: 05585 Blue Star Hwy

Parcel #: 80-17-360-003-00

CSC – Community Service Commercial District

Minimum lot area – W/S – 10,000 sq ft; 1 acre

Minimum lot width – W/S – 80 ft; 150 ft

Front setback – 35 ft right-of-way

Side setback – 10 ft

Rear setback – 50 ft

Analysis

Property 80-17-360-003-00 is a legal conforming lot of record

Lot area approx. 465x340, 3.68 acres

Existing building approx. 20,000 sqft

Section 22 Site Plan

22.02B, all special uses

22.06C#3, Waivers; reviewed application and site plan under this section.

Section 20 Parking:

20.02G,

Section 21 Signs, proposed sign meets (will meet) sign requirements

Proposed project:

Change the use of property to a Museum (car museum); current use is a storage for boats and campers, mostly outside.

Proposed changes:

Remodel the façade of the front of the building;

Add a driveway and parking in the front of the building to then be the main entrance;

remove and rebuild (slightly larger) a wing to the rear of the property;

re-stripe the parking lot; the grassy area on the north will be over-flow parking and any necessary interior remodeling for the museum use

The fence to remain.

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 mtsallagan@frontier.com

APPLICATION SITE PLAN REVIEW, SPECIAL USE
PUD, SITE CONDO, OTHER

Property Owner

Name Morris Investments South Haven LLC

Address 18000 Brown Dr City Chelsea Zip 48118

Telephone 734-474-9452 Email cschultz5590@gmail.com

Representative (if applicable) William Deary - owner of option

Telephone (517) 740-3000 Email william@williamdeary.com

Applicant (if different from Owner)

Name Pear Blossom Properties 5585, LLC - William Deary

Address 1907 North Grovedale Ave City Jackson Zip 49203

Telephone (517) 740-3000 Email william@williamdeary.com

Property Address: 05585 Blue Star Highway

Property Number 80-17- 360-003-00

Current Zoning Classification and Use RCO-Residential Commercial Overlay District

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: Museum with front drive and parking

Signature of Property Owner

Date

Signature of Applicant

Date

(owner and applicant must sign)

Memorandum: South Haven Charter Township Planning Commission
Date: July 21, 2026
From: Tasha Smalley, Zoning Administrator
RE: amend approved PUD

Meeting date: August 5, 2026

Owner: 12th Avenue LLC
Owner address: P.O. Box 867 South Haven MI 49090

Subject Property: 73234 12th Ave
Parcel #: 80-17-014-064-11

PUD Article 16
Campground, lots for homes

Lot area approx. 1290x2150; approx. 36acres

Proposed project:

Amend the approved PUD site plan 2017

Dissolve the Site Condo lots 80-17-366-001 – 022-00; 80-17-365-001 -004-00; will remain campsite lots

Remove 9 of the 12 homes sites; relocate existing home on 2.4acre to another site in the PUD

Add 2.4 acres 80-17-014-064-15

Combining 3 parcels 80-17-014-064-20, 25, 15

Extend/add interior drive for additional sites

Extra information:

1. I cannot find 73030 12th in the county records. I find 73234 and 73116 12th. Can you clarify?

73234 12th Ave, is the address that the county put on the 12th Ave LLC parcel, but the Post Office address provided is 73030 12th Ave. 73116 12th Ave is the 2.4 acres and Farmhouse that is being sold to 12th Ave LLC, so will become part of the Hidden Ponds RV Resort LLC property.

2. The parcel number(s) not on the application, please add.
80-17-014-064-11

3. Describe proposed activity: revised PUD is a bit vague. Please describe in detail the proposed change(s).
Primarily:

- a. Removing the 9 of the 12 homesites, keeping 3 of the homesites along 12th Ave, the remaining are integrated into the 12th Ave LLC property.
- b. Purchasing the 2.4 acres of land that currently contains the farmhouse, attached garage, and the pole building. These buildings will be moved, the farmhouse and attached garage to the homesite near the middle of 12th Ave, and the pole building will become maintenance/storage building (leaving the barn where it is).
- c. Adding the 2.4 acres to the previous allowed 199 units (see P. Hudson calcs shows 199 units allowed, 5.45 units/acre, adding 2.4 acres = 13.08 units added to 199 units = 212 units. We are less than that, 207 units (3 homesites, including farmhouse, + 200 RV sites + 4 buildings (barn, great lodge or Great Hall, Maintenance bldg. & chapel/pavilion).
- d. The remaining paragraphs, i.e. 16, 17, 18, 20, 22-30 primarily are future or related uses that are allowed, most with a 6% +/- limit, and, as long as they meet existing densities and setback requirements currently in effect for this PUD.
- e. The locations of the great hall/sunset lodge and 2nd pool were reversed (2nd pool by existing pool, Lodge to former 2nd pool location)

4. The site condo site are not labeled on the plan. Will the
There are not site condo sites occurring at this time, seasonal RV sites, with some transient or daily fee sites (May 1-Nov 1).

5. Can you provide the approved site plan from EGLE for approved campground; and license showing number of sites?

MI campground licensing division has requested we NOT put the revised RV sites until they are completed. We are under their engineering and construction division for final inspections. Once completed and approved/inspected she said to complete the updated licensing.

6. Most of the PC members were not part of the PUD approval process, a simple timeline of events would be helpful. I pulled out files: started as 185 home sites, morphed to home sites and camp sites, to site becoming Condominium.... etc...

Summary: Yes, correct, we first planned for the allowed 185 homesites (with much more traffic from homes, especially with families and more drivers than a typical one passenger vehicle per RV site).

- a. This was revised, prior to any approvals to a RV resort/campground (which does not require a PUD or local approvals as long as the zoning is compatible/allowed, but we wanted to have homesites for sale on 12th Ave, etc , so this is outside the State campground rules, so we opted for a PUD to allow these homesites.
- b. In 2010 we obtained a PUD allowing for 182 units (168 RV sites, 12 homesites, 2 structures).
- c. In 2017/2018 we revised the PUD to except the farmhouse, barn and flora/nursery land, 2.4 acres. Also, changing the check in and parking areas, to show the required 40 parking spaces (this was

part of the change to primarily marketing to seasonal RV sites, who lease for an entire season (May 1- Nov 1). So, less traffic and less daily fee or transient RV sites. The total units increased to 189 units.

- d. Hidden Ponds is now purchasing the 2.4 acres, and will be moving the farmhouse/garage and pole building/maintenance building about 400' to the west to a homesite on 12th Ave.
 - i. This additional land plus deleting 9 of the 12 homesites will allow for additional RV sites bringing the total to 200 RV sites and 207 total units (with 3 homesites and 4 structures). The allowed units is 212 units with the additional land and removing of 9 homesites.
 - ii. The maintenance building will be moved to an area just west of the homesite and there will be an overflow parking for 44 vehicles, or room for RVers at Hidden Ponds to store any boats and trailers on the far southwestern area of the RV Resort.
 - iii. The Lodge and 2nd pool locations will be reversed and more parking added by the Lodge area.
 - iv. A 2nd pickleball and dog park will also be added.

There are no longer any other phases as all RV sites and work is expected to be completed by May 2027.

7. None of the effected parcels are mentioned, about 6 or 7 being combined into the PUD. Will the PUD then be 1 parcel number except the Condo parcels?

80-17-014-064-15 80-17-014-064-20 80-17-365-001 - 004-00

The only change to parcels from the past PUD revisions is the 2.4 acres and deleting of 9 of the allowed, which I do not believe were actually sent to the register of deeds for title changes, so there should be no less or more parcel numbers, except for the combining of the 2.4 acres which 12th Ave LLC will be purchasing.

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 mtsallagan@frontier.com

APPLICATION SITE PLAN REVIEW, SPECIAL USE
PUD, SITE CONDO, OTHER

Property Owner

Name Hidden Ponds RV Resort LLC

Address 73030 12th Ave City S. Haven Zip 49090

Telephone 269 204 5500 Email slarsen @

Representative (if applicable) S. Larsen @ golfert group. com

Telephone 269 214 1911 Email slarsen @ " " "

Applicant (if different from Owner)

Name _____

Address _____ City _____ Zip _____

Telephone _____ Email _____

Property Address: ~~73030 12th Ave~~ 73234 12th

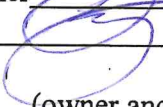
Property Number 80-17- 014-004-11

Current Zoning Classification and Use PUD

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 X;
(Other) _____

Describe Proposed activity: Revised P.U.D. (See attached)

Signature of Property Owner  Date 6/16/26
Signature of Applicant  Date 6/16/26

(owner and applicant must sign)

Memorandum: South Haven Charter Township Planning Commission

Date: July 21, 2026

From: Tasha Smalley, Zoning Administrator

RE: Site Plan Review, new use: Landscape business

Owner: PJTN Properties, Peter Buys

Owner address: 6527 Sanctuary Trl, Saugatuck MI 49453

Applicant: Regina Jachowicz,

Applicant address: 61565 8th Ave, South Haven MI 49090

There is a purchase agreement for the property.

Subject Property: 01821 73rd Street

Parcel #: 80-17-002-056-10

CSC – Community Service Commercial District

Minimum lot area – W/S – 10,000 sq ft; 1 acre

Minimum lot width – W/S – 80 ft; 150 ft

Front setback – 35 ft right-of-way

Side setback – 10 ft

Rear setback – 50 ft

Analysis

Property 80-17-002-056-10 is a legal conforming lot of record

Lot area approx. 258x528 2.90acres

Existing building approx. 30x80

Section 22 Site Plan

22.02A, all principal uses

22.06C#3, Waivers; reviewed application and site plan under this section.

Section 20 Parking: spots in front of the building, 1 handicap is required.

20.02G, site is existing, parking area long developed; complies parking and lighting

Section 21 Signs, proposed sign meets (will meet) sign requirements

Proposed project:

Mr. Buys purchased the property in 2/2025 with the intent of using the property for a concrete business; he did not end up using the property. He did some site cleaning, but did not use the property.

Ms. Jachowicz has a purchase agreement to buy the property and use for a landscape business. There will be/is an office (in existing building), also storage in existing building; the business is an “off site” type. She will go to a property and landscape. Not an open for costumers to come and buy materials.

Per the site plan: proposed on site storage of materials (concrete bins); future covered storage area, and proposed greenhouse.

Per a conversation with Ms. Jachowicz, there is a thought to one day in the future be open to the public to sell landscape materials; since this will generate more traffic and require more parking an updated site plan will need to be submitted.

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269-637-3305 shwtw@zonin_ga@a_email.com

Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsalle@frontier.com

APPLICATION SITE PLAN REVIEW, SPECIAL USE
PUD, SITE CONDO, OTHER

3/16/16 → Property Owner

Name Peter Buys
Address 01821 73rd City South Haven Zip 49090
Telephone 815-641-3624 Email petebuysemail@gmail.com
Representative (if applicable) _____

Telephone _____ Email _____
Applicant (if different from Owner)

Name Regina Jachowicz
Address 61565 8th City South Haven Zip 49090
Telephone 269-214-8339 Email regina.jachowicz@gmail.com

Property Address: 01821 73RD ST, South Haven MI 49090

Property Number 80-17- 002-056-10

Current Zoning Classification and Use _____ outdoor storage

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: Landscaping Company Use

Signature of Property Owner Peter Buys Date 6/5/26
Signature of Applicant Regina Jachowicz Date PA June 8, 2026

(owner and applicant must sign)

Re: Hidden Ponds RV 6/19/26
- P.U.D. rev'n.
Good Day Tarla,

Attached are the add'l PUD site plans with
PUD plan notes # 1-30 (top left).

Many of the notes are reformatting the previously
approved ^{PUD} plan notes. The others were added by
our engineer with our input.

Please review the site plan and notes. I/we
can amend any notes, as needed.

The biggest change is the adding of
~2.4 acres of land where the original farmhouse
stood (being moved) and the addition of ~16
units, going from 184 units to ~200 units.

The goal is to also add flexibility to
the plan while staying within key metrics/limits
(e.g. density, setbacks etc)

Please contact me if any questions or comments

Steve Larsen,
mbr, Hidden Ponds RV Resort LLC
269-214-1911

encl: 16-24" x 36"
site plans