

Wednesday, April 3, 2019
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES
(DRAFT)

- 1) **Call to Order : 7:31 PM**
- 2) **Role Call:**

Larsen	excused
Tippman	present - vice chair
Meeks	present
Kiry	present
Odland	present
Meyer	excused
Raue	present

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary
- 3) **Approval of the Agenda:**

MOTION by Odland to approve the agenda, 2nd by Raue, motion approved 5-0
- 4) **Approval of the Minutes**

MOTION: By Kiry to approve the minutes of February 6, 2019, 2nd by Meeks. Approved 5-0
- 5) **Public Hearing:**
 - a. None
- 6) **Public Comment:**
 - a. None
- 7) **New Business**
 - a. **Hidden Ponds PUD – site plan amendments (12 Bridges)**

Hudson identified the changes: lot lines and campground boundary. He also noted that the condominium documents have not been received for review by the township attorney, nor has the MDNR campground permit been received. Ron Schlaak was present to answer questions. Tippman asked if there would be any more changes to the site plan Schlaak – as far as he knows – no. Odland asked for confirmation that there are 11 single family lots not part of the campground but part of the PUD. Schlaak confirmed that noting that those would be for sale. MOTION: by Raue to give approval conditional upon township attorney approval of the condominium documents and approval by the MDNR of the campground. 2nd by Kiry. Motion approved 5-0
- 8) **Unfinished Business**
 - a. None.

continued

9. Staff Reports

- a. Hudson presented his research on “accessory buildings on vacant lots” and “residential storage buildings” as a principle permitted use in residential districts. These were from documents by Kirt Schindler, MSU-Extension.
Discussion on lot size – suggested minimum of 2 acres
Odland suggested limiting the number of such residential storage buildings
Hudson to draft suggested text amendments for further consideration

10. Communications

- a. Township Board minutes

11. Commissioners Comments

Kiry asked why the Planning Commission meeting time was changed to 7:30.
Raue & Odland would be ok with 7:00
Hudson pointed out that the by-laws would need to be amended in Art. IV
MOTION: by Kiry to amend the by-laws, 2nd by Odland. Discussion about leaving the time out of the by-laws. Hudson will research.
Odland announced that Ryan Kilpatrick will be making a presentation on affordable housing, Thursday, April 11, beginning 6:45 PM with presentation at 7:30 PM.

11) Adjournment

Motion by Kiry to adjourn, 2nd by Raue, passed 5-0 adjourned the meeting @ 8:25 PM

Submitted by Patrick Hudson, Zoning Administrator