

Wednesday, May 1, 2019
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES
(DRAFT)

- 1) **Call to Order : 7:30 PM**
- 2) **Role Call:**

Larsen	present
Tippman	present
Meeks	present
Kiry	present
Odland	present
Meyer	arrived 7:45
Raue	present

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

MOTION by Raue to approve the agenda, 2nd by Tippman, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of April 3, 2019, 2nd by Meeks. Approved 6-0
- 5) **Public Hearing:**
 - a. Verizon Wireless – 71810 CR 384 (Jean Stein)

Motion by Tippman to open the public hearing, 2nd by Raue, passed 6-0 @ 7:32

Hudson reviewed the application for a cell tower on the Stein property

Jean Stein present to answer questions

Amy White wanted to know exactly where the tower is to be located

Jim Bartell asked the same question

Hudson displayed the zoning map, area map and site plan

Steve White expressed concern about the light and RF radiation

Hudson summarized emails received:

Mae Markstrom asking if the tower could be located 200’ from CR 384

Carol Markstrom asking dimensions of tower, location, noise and who was notified.

Kathy Poindexter objecting to the tower concerned about:

 1. Effects on people’s health
 2. Microwave effects on birds
 3. Effects on children at the school
 4. 20% decrease in property values
 5. Visual eyesore of 141’ tower
 6. Electromagnetic Radiation effects on humans
 7. She is a cancer survivor & cardiac patient

MOTION to close public hearing by Odland, 2nd by Raue, approved 6-0 @ 7:46

Discussion:

Odland concerned re; Poindexter letter

Larsen discussed RF research, property values & tower height

Meek noted the lack of documentation by Verizon for impacts

Larsen noted that Verizon must provide documentation for their state license

Odland noted that some of the information is on page 2 of the site plan

MOTION: to recommend approval of a Special Use permit for the Verizon Tower on the Stein property to the Township Board for final approval subject to the four conditions listed by the Zoning Administrator: FAA/Mich Aeronautics

Com. Approvals, County Road Commission approval, Fire Marshal approval, copy of the recorded lease stating that the lease area is not buildable except for a communications tower, and that the Verizon license documents be available to the public. 2nd by Tippman. Approved 6-0

6) **Public Comment:**

a. None

7) **New Business**

a. None

8) **Unfinished Business**

a. Residential Storage Buildings.

Hudson presented two possible suggested text amendments:

1. Residential storage buildings as a principle use as a Special Use

2. Residential storage buildings as a principle use as a permitted use

Odland felt this would be opening a can of worms with unforeseen consequences

Larsen asked if this question had been coming to the ZBA

Tippman noted that he has a personal interest

Larsen asked the Planning Commission if Tippman's situation was a conflict

Meek – yes

Odland – yes

Raue – also has a conflict

Kiry – yes

Meyer – yes

Tippman and Raue should not vote on this issue

Consensus – this must be Permitted Use with conditions list as suggested by

Hudson and should only be allowed in AR, MDR and LDR districts. Lot area

must be at least 3 acres (add item 6) and item 4 to be expanded to prohibit sewer and water to such buildings.

Hudson to redraft for next meeting.

9. **Staff Reports**

a. Larsen presented additional changes for the Planning Commission By-Laws

Discussion with some changes

MOTION; by Odland to approve amendments as discussed. 2nd by Tippman

Approved 7-0

10. **Communications**

a. Township Board minutes

11. **Commissioners Comments**

a. Larsen informed the Commission that he will be working in Spring Lake but keeping his house on 12th Avenue. He has discussed this with the Board and it will be their decision as to whether he stays on the Commission. A non-resident is allowed on the Planning Commission.

b. Tippman the Planning Commission needs to take up the Lakeshore Preservation Overlay Zone and revise it in light of the information presented to the Chamber of Commerce. 300' is not enough.

c. Larsen and Odland discussed tax abatements for affordable housing.

11) **Adjournment**

Chairman Larsen adjourned the meeting at 8:38 PM.

Submitted by Patrick Hudson, Zoning Administrator