

Wednesday, June 5, 2019
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES
(DRAFT)

- 1) **Call to Order : 7:00 PM**
- 2) **Role Call:**

Larsen	excused
Tippman	present Vice-chair
Meeks	present
Kiry	present 7.07
Odland	present
Meyer	arrived 7:15
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 4-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of May 1, 2019, 2nd by Meeks. Approved 4-0
- 5) **Public Hearing:**
 - a. None
- 6) **Public Comment:**
 - a. None
- 7) **New Business**
 - a. **Life Bridge Church access drive – site plan amendment**

Hudson staff review – church has acquired additional property to provide access to Blue Star Highway. Driveway to cross a county drain. Fire Marshal approved. Have not heard from Road Commission.
Rob Pierson, engineer for applicant. Explained Road Commission requirements. Also noted that the church needs the access.
Odland asked to clarify the ownership of the property.
Meeks asked if there had been a traffic study
Discussion followed
MOTION: by Raue to approve the site plan as presented conditional upon Road Commission approval and Drain Commissioner permissions. 2nd by Meeks.
Discussion: Tippman asked about the driveway. Odland asked about the cost. Mr. Yetzke and Dan Zuidar estimated cost without paving at \$80,000.
Motion approved 5-0
 - b. **Request to study HC (Heavy Commercial Zoning) at Blue Star & M-43**

Hudson explained the request – only actual HC use is the MDOT garage, all other uses are nonconforming. A bank, 3 homes, a vacant commercial building and three vacant lots.
Discussion followed
 - c. **Recreational Marijuana – initial draft text**

Hudson explained the reason this is being presented as a sample text. Requested by the Township Board.
Tippman suggested taking this under discussion after June 23 when the state’s rules are supposed to be adopted.

continued

- 8) **Unfinished Business**
- a. Residential Storage Buildings.
Hudson presented redraft.
Discussion and several changes were agreed upon.
No action taken. PC will wait for other issues.
9. **Staff Reports**
- a. Hudson explained an issue which had come up regarding the rules on fences – there are no rules on fence materials or conditions. He presented several examples for consideration.
Issue to be continued under Unfinished Business.
10. **Communications**
- a. Township Board minutes
11. **Commissioners Comments**
- a. Odland asked how an abandoned swimming pool would be handled under the blight ordinance.
Hudson suggested that this might be better handled under the dangerous buildings ordinance.
- 11) **Adjournment**
MOTION: by Kiry to adjourn, 2nd by Meeks, adjourned at 8:04 PM.

Submitted by Patrick Hudson, Zoning Administrator