

Wednesday, July 10, 2019  
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**(DRAFT)**

- 1) **Call to Order : 7:00 PM**
- 2) **Role Call:**
  - Larsen present arrived 7:30
  - Tippman present Vice-chair
  - Meeks present
  - Kiry excused
  - Odland present
  - Meyer present
  - Raue presentAlso present: Patrick Hudson, Zoning Administrator/Recording Secretary  
Kate Hosier, Assistant City Manager, City of South Haven
- 3) **Approval of the Agenda:**

MOTION by Odland to move items 8c to 8a and 8e to 8b approve the agenda as amended, 2<sup>nd</sup> by Meeks, motion approved 5-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of June 5, 2019, 2<sup>nd</sup> by Meyer. Approved 5-0
- 5) **Public Hearing:**
  - a. None
- 6) **Public Comment:**
  - a. None
- 7) **New Business**
  - a. None
- 8) **Unfinished Business**
  - a. Recreational Marijuana – zoning amendments
    - Kate Hosier reported on the status of the City’s medical and recreational marijuana ordinance. The major issue is how to deal with micro-businesses. The City Planning Commission is studying where to allow marijuana related businesses. Two optional approaches were considered:
      - 1 – distribution by zoning districts
      - 2 – an Overlay district looking at Phoenix, Kalamazoo St. and a 200’ buffer around parks and schools
    - City has discussed temporary events but decided not to allow them
    - All marijuana uses will be special land uses
    - Odland: asked about the city’s process
    - Hosier If the city decides to allow recreational they will be looking at a public hearing in the Fall.
    - Odland asked about the petition rumor
    - Hosier – no language yet
    - Tippman asked about set aside funding for litigation
    - Hosier the city is looking at \$5,000 per application
    - Tippman asked to see the city’s rules
    - Hudson will transmit link

continued

- b. **High Risk Erosion Areas**  
 Hudson had distributed sample text  
 Odland asked for explanation of Bluff line approach  
 Tippman commented on effects on property values  
 General discussion on nonconformities  
 Commission agreed to use the shoreline approach and include the state's  
 calculations for setbacks from the high water mark  
 Hudson to re-work the text
- c. **Residential Storage Buildings as a principle use**  
 Hudson distributed the draft text  
 Larsen continue this under Old Business at future meetings until we have all the  
 amendments.
- d. **Rezoning of the HC properties at Blue Star & M-43**  
 Hudson presented a suggested rezoning map  
 Commissioners agreed on the proposal – will need a public hearing  
 Action postponed until other amendments are ready – Old Business – to be  
 continued.
- e. **Fence regulations amendments**  
 Hudson presented alternative texts  
 Discussion on fence height reasoning for 4' in front yards – change to 25'  
 setback  
 Hudson to consolidate the three sub-sections into one.
- f. **Micro Housing**  
 Hudson suggested adding Micro housing to the HDR & MDR districts where  
 sewer & water are available.  
 Discussion about allowing smaller minimum dwelling sizes for 'mother –in-law  
 apartments' and guest houses  
 Odland expressed interest in the joint City/Township housing study

**9. Staff Reports**

- a. None

**10. Communications**

- a. Township Board minutes

**11. Commissioners Comments**

- a. Meyer – marijuana is going to be a mess
- b. Tippman – short term rentals are becoming an issue
- c. Larsen – suggested the Planning Commission aim for having the public hearing  
 for the zoning amendments in October but not to include the marijuana  
 provisions because there may be changes coming from Lansing.

**11) Adjournment**

Larsen adjourned the meeting at 8:13 PM.

Submitted by Patrick Hudson, Zoning Administrator