

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, 2nd by Meeks, motion approved 5-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of June 5, 2019, 2nd 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 schoolsCity 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