

Wednesday, October 2, 2019
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved November 6, 2019)

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

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

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

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

MOTION: By Kiry to approve the minutes of July 10, 2019, 2nd Meeks. Approved 5-0
- 5) **Public Hearing:**
 - a. None
- 6) **Public Comment:**
 - a. Dan Williamson – just here to listen
- 7) **New Business**
 - a. **Increase density on sewer & water lines**

Hudson explained the thinking coming out of the affordable housing meeting
Discussion – questions on rezoning whole parcels or just within 300 feet of the sewer lines? - Needs more work with maps.
MOTION by Kiry, 2nd by Meeks to continue discussion at next meeting
 - b. **Micro Housing zoning**

Again, from the affordable housing discussions
Staff recommended adding affordable housing SUP to VIII HDR and IX MFR
Discussion possibly excluding this use from the Shoreline Protection Zone districts.
- 8) **Unfinished Business**
 - a. **Residential Storage Buildings**

Tippman reviewed text
Discussion – is this causing more problems than it solves?
Hudson explained that so long as a 680 sq.ft. dwelling meeting state building code is included in a pole building it can be approved now.
MOTION by Raue to drop this proposal, 2nd by Kiry. Agreed 5-0
 - b. **Rezoning of the HC properties at Blue Star & M-43**

Hudson presented a suggested rezoning map
Tippman – these should be whole lots
Discussion – consensus in agreement
MOTION by Meeks to change as suggested, 2nd by Raue. Approved 5-0
 - c. **Marijuana text.**

Kiry reported on Board action
MOTION by Raue to continue discussion but not to set a hearing date. 2nd by Meyer. Agreed 5-0

- d. **Fence regulations amendments**
Hudson presented proposed text revisions
Consensus that this is ready for public hearing in December or January
- e. **High Risk Erosion Overlay amendment**
Tippman – we should be using the 1929 datum
Hudson suggested having a minimum lot depth requirement for new land divisions.
MOTION by Meyer to continue discussion 2nd by Meeks

9. Staff Reports

- a. Discussion about asking County Dial-A-Ride
Kiry – people don't realize what this service is
Tippman – what are the routes?
Kiry will ask
Tippman – what about after the first of the year or in February?

10. Communications

- a. Hudson distributed the FEMA Coastal Flood Hazard preliminary maps
Discussion about uses and effects.

11. Commissioners Comments

- a. none

11) Adjournment

MOTION to adjourn the meeting by Raue, 2nd by Meeks at 8:35 PM

Submitted by Patrick Hudson, Zoning Administrator