

Wednesday, November 6, 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
Odland	present
Meyer	present
Raue	present

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

MOTION by Odland to approve the agenda, 2<sup>nd</sup> by Meeks, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Raue to approve the minutes of October 2, 2019, 2<sup>nd</sup> Meyer. Approved 6-0
- 5) **Public Hearing:**

Motion by Odland to open the public hearing, 2<sup>nd</sup> by Meyer - 7:05

  - a. Special Use – Thomas Contractor Yard  
Rob Piersen presented the application and site plan. Noted that the CSC district was amended to allow contractor yards as special uses  
Hudson review the site plan and noted that the Road Commission review was received but not the Drain Commissioner’s  
Piersen presented the Drain Commissioner’s review  
Tippman noted that no wash area was included in the site plan and that the area has heavy clay soils  
Brad Thomas – they did not plan for a wash area  
Dave Waitrowski asked what type of materials would be stored and if there would be material processing such as gravel mixing and concrete crushing  
Thomas – there will be no material processing  
Waitrowski asked about hours of operation  
Thomas – crews work 7 AM to 8 PM, 5 to 6 days per week but he is often in the office on Sundays.  
Odland asked about the screening requirements  
Hudson – see 18.30 and read the text  
Meeks asked if the PC can require a vehicle wash area  
Waitrowski – is not opposed to the project but is concerned about impacts on the neighbors.  
Kiry noted that there is an existing concrete slab on site that would work for a truck clean-up area and that the EGLE has specs for such a site.  
Brian Horan also described the state requirements for vehicle clean-up  
Thomas could add that  
MOTION by Odland to close the hearing. 2<sup>nd</sup> by Kiry. 6-0  
Discussion on wash area, tree/shrub spacing on the berm, hours of operation  
MOTION by Odland to approve the special use for Thomas Contractor Yard on 14<sup>th</sup> Avenue conditional upon:
    - 1 – Limiting the hours to between 7 AM and 7 PM
    - 2 – Having a vehicle wash facility meeting EGLE and South Haven

Water & Sewer Authority requirements.

3 – Trees to be planted on the berm so as to create a solid hedge within 5 years.

Second by Meyer. Motion approved 6-0

- b. Rezoning for 73240 – 2<sup>nd</sup> Avenue – MDNR Black River Property  
Gary Jones described the history of the site and the Michigan Parks and Recreation Division's plans for the Riverwood property  
Joe Strock of MDNR explained that there are no firm plans – MDNR will send out an RFP for partnership proposals from the private sector  
Hudson described the Township's master plan, Van Buren County master plan and MDNR state-wide trail plan  
Letter from Theresa Koswenda was read opposing the rezoning  
Tippman asked about site plans  
Strock explained the process needed the RFPs  
MOTION by Odland to open the hearing 8:50 2<sup>nd</sup> by Meyer  
Brian Horan asked about the duration of camping envisioned  
Jones – standard is 15 days  
Waitrowski noted that this proposal fits the economy of the community  
Further discussion – MOTION by Odland to close the hearing 2<sup>nd</sup> by Meyer. 6-0  
Meeks noted that the issue is the rezoning not the site plan  
Meyer was concerned about the Koswenda letter issues  
MOTION by Meeks to recommend the rezoning to the Township Board. 2<sup>nd</sup> by Raue  
Motion passed 6-0

6) **No public comments**

7) **New Business**

- a. Springer site plan extension  
Hudson presented a letter from Mr. Springer requesting the extension due to health issues and lack of contractors willing to take on the job.  
Kiry – noted the extenuating circumstances  
MOTION by Kiry to extend the approval for 2 years, 2<sup>nd</sup> by Meeks.  
Motion approved 6-0

8) **Unfinished Business**

Discussion on all items listed. Consensus is to wait until all texts are ready.

- d. Rezoning along the Sewer & Water lines  
Hudson presented maps of two options for discussion  
Meeks preferred the Overlay district option  
Odland asked that the lakeshore properties along 76<sup>th</sup> and 77<sup>th</sup> not be included  
Hudson to draw of draft text
- c. High Risk Erosion Area Overlay Zone  
Discussion on the proposed 500' depth of the zone  
Hudson pointed out that the overlay zone boundary would be 500' but the setbacks would only be 50' or 100' depending on the specifics.  
MOTION by Kiry to change the elevation year to 1987 and add a lot depth requirement for new lots only. 2<sup>nd</sup> by Meeks

9) **Staff report - none**

10) **Communication and Public Comment**

Horan noted issues with the way sewer & water were extended into the Township  
Kiry discussed sewer & water situation in Syndicate park

11) **Adjournment**

MOTION by Meeks to adjourn, 2<sup>nd</sup> by Raue, 6-0 at 9:10 PM

Submitted by Patrick Hudson, Zoning Administrator