

Wednesday, February 5, 2020
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES
(DRAFT)

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

Tippman	present
Meeks	present
Kiry	present
Odland	present
Meyer	excused
Raue	present
Poole	present

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

Vice Chair Tippman opened the meeting
MOTION by Kiry to approve the agenda, 2nd by Raue, motion approved 6-0
MOTION by Odland to excuse Meyer, 2nd by Meeks, motion approved 6-0
Commission welcomed new member Phil Poole
MOTION by Raue to nominate Oldand for Chair, Tippman for Vice-Chair & Meeks for secretary, 2nd by Kiry. No other nominations. Motion passed 6-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of December 5, 2019, 2nd Kiry.
Approved 6-0
- 5) **Public Hearing:**
 - a. Zoning Ordinance amendments: Odland opened the public hearing
Hudson explained the text amendments:
 - Art. VIII – HDR to add Micro Housing to 8.03, A., 13. List of special uses
Add new Art. VIIIA – Public Utility Overlay district
 - Art. IX – MFR to add Micro Housing to 9.03, J. list of special uses and to increase the height for apartment buildings and require a 26-foot wide setback for fire access
 - Art. XI – CSC to increase the height for hotels and require a 26-foot wide setback for fire access.
 - Art. XIVB – Shoreline Protection Zone – to add figures to show high water Levels, change the bench mark shoreline to 1987 data, further clarify Setbacks and add dimensional limitations for new lot.
 - Art. XV – Special Use to amend 15.29, deleting references to specific zoning districts in the introduction and add J. prohibiting Micro-housing developments in the Shoreline Protection Zone.
 - Art. XVIII – Supplemental – to consolidate all fence and screening sub-sections into one subsection and add requirements for materials and maintenance.

General discussion and the Tippman explained to new member Poole the previous debates over these rule changes and reasoning behind them.
Gale Ohmsma spoke in support of the Shoreline Protection Zone amendments.
Explained her experience with shoreline erosion in her neighborhood. Asked about the FEMA flood plain maps.
Hudson explained the history of the FEMA mapping
Kiry noted Corps of Engineers testing and studies being done.

MOTION by Tippman to closed the public hearing on text amendments. 2nd by Poole.
Approved 6-0

MOTION by Raue to recommend approval of the proposed text amendments to
Articles 8, 9, 11, 14B, 15, and 18 and the new Article VIIIA. 2nd by Tippman.
Motion approved 6-0

- b. Rezoning HC district southeast of Blue Star Highway and M-43.
Hudson explained the existing conditions and the need to have the residences conforming as well as he businesses. This will create a CSC for the lots fronting Blue Star and allow the back lots to be HDR.
Kiry asked to see the map. Hudson did so.
MOTION by Meeks to open the hearing, 2nd by Tippman, approved 6-0 at 7:39
None of the people present offered comments
MOTION by Kiry to close the public hearing 2nd by Raue, approved 6-0
MOTION by Kiry to recommend the rezoning as presented, 2nd by Tippman, approved 6-0.
 - c. Rezoning of Fairhaven subdivision lots
Hudson explained the map of the back lots zoned CSC and existing conditions: Six existing houses and no loan agency will grant loans on non-conforming properties.
MOTION by Poole to open public hearing, 2nd by Kiry at 7:44, approved 6-0
Chris Speer, realtor discussed issues with the loans and nonconformity making it difficult to market the properties.
Hudson explained the zoning regulations for minimum lot area and width with and without sewer and water services.
Speer expressed support.
MOTION by Poole to close the public hearing, 2nd by Raue at 7:50, approved 6-0
Odland noted that the proposed rezoning would benefit all concerned
MOTION by Raue to recommend the rezoning as proposed to the Board, 2nd by Kiry.
Approved 6-0.
- 6) **No public comments**
 - a. Steve Larsen thanked the Commission for their work with him over the last 15 years.
 - 7) **New Business**
 - None
 - 8) **Unfinished Business**
 - a. **Draft marijuana facilities zoning amendments**
Consensus to wait on experience of other communities & state final rules. Tabled
 - 9) **Subcommittee report –**
Tippman reported on the ZBA’s Williamson case.
 - 10) **Communication**
Township Board minutes were read
 - 11) **Commissioner Comments and Public Comment**
Tippman reported that the ZBA is being sued by Williamson
 - 12) **Adjournment**
MOTION by Kiry to adjourn, 2nd by Raue, at 8:05 PM

Submitted by Patrick Hudson, Zoning Administrator