

**SOUTH HAVEN CHARTER TOWNSHIP**  
**PLANNING COMMISSION**  
**MINUTES**

Wednesday, February 3, 2021

DRAFT

**1) Call to Order: 7:00 PM** via ZOOM

**2) Role Call:**

Tippman - present (*joined approx 7:15*)

Meeks - present

Kiry - present

Odland - present

Meyer – absent

Raue - present

Poole - present

Also present: Tasha Smalley, Zoning Administrator, Applicant Acerra, Ross Stein, Brenda Bertorelli,  
Rob Pierson

**3) Approval of the Agenda:**

Chair Odland opened the meeting

MOTION by Raue to approve the agenda as presented, 2<sup>nd</sup> by Meeks,

Role call: Meeks Y; Tippman n/a; Odland Y; Poole Y; Kiry Y; Meyer n/a; Raue Y;

5-0 motion passed.

**4) Swearing in** of Phil Poole by Brenda Bertorelli, Clerk

**5) Approval of the Minutes**

MOTION: By Poole to approve the minutes of January 6, 2021 as presented, 2<sup>nd</sup> by Raue.

Role call: Meeks Y; Tippman n/a; Odland Y; Poole Y; Kiry Y; Meyer n/a; Raue Y;

5-0 motion passed.

**6) Public Comment non-agenda items** -none

**7) Communications / Correspondence** - none

**8) Public Hearing:**

MOTION by Poole to open the Public Hearing at 7:07pm, 2<sup>nd</sup> by Meeks

Role call: Meeks Y; Tippman n/a; Odland Y; Poole Y; Kiry Y; Meyer n/a; Raue Y;

5-0 motion passed.

- a. Rezone application from Karen Acerra, 10520 68<sup>th</sup> St, South Haven to partially rezone property located on M-140 Hwy, 80-17-015-125-00. From centerline of M-140 Hwy west 240 feet will remain CSC (Community Service Commercial District) beginning at the 240 feet west approx 1316 ft proposed rezone to HDR (High Density Residential). Ms. Acerra would like to build a single family dwelling, that is not an allowed use in the CSC District.

- b. Rob Pierson, Merritt Midwest, presented the application as described as above, no added comments.
- c. Odland asked if this new district will make the property non-conforming. Smalley - this will not create a non-conforming situation. No other comments.

MOTION by Poole to close the Public Hearing at 7:13pm, 2<sup>nd</sup> by Raue

Role call: Meeks Y; Tippman n/a; Odland Y; Poole Y; Kiry Y; Meyer n/a; Raue Y;

- 1. 5-0 motion passed.

#### 9) New Business

- a. Discussion/decision to recommend / not recommend rezoning to Township Board for adoption

No discussion

MOTION by Raue to recommend the rezone to the Township Board for adoption, 2<sup>nd</sup> by Meeks

Role call: Meeks Y; Tippman n/a; Odland Y; Poole Y; Kiry Y; Meyer n/a; Raue Y;

6-0 motion passed.

- b. Text review PUD Type III (less than 680 square feet min dwell regs)

Ross Stein explained the request: developers would like to propose a tiny home/affordable housing development thru PUD. Back in 2018 Patrick had introduced text when the micro-housing text was adopted; however was not more than just discussion. Smalley will prepare text for a public hearing in March to add Type III Special Housing Development.

#### 10) Unfinished Business

- a Draft marijuana facilities zoning amendments

Review definitions for facility next meeting

#### 11) Staff & Subcommittee report

ZBA report- Tippman - none

Board report - Kiry – none

Zoning – Smalley – put together new ordinance pages from past amendments; each member will get revised pages. Application for site plan review has been submitted for review at March meeting. The March meeting will be Zoom.

#### 12) Commissioner Comments and Public Comment

- a. Raue will not be attending the March meeting.

Odland had spoke with owners on 77<sup>th</sup> St that had been in to speak with Smalley re: land division and private road. They had high praise for her help and direction.

#### 13) Adjournment

MOTION by Poole to adjourn, 2<sup>nd</sup> by Kiry, at 7:38 PM

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*