

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, March 3, 2021

DRAFT

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

2) Role Call:

Tippman - present

Meeks - present

Kiry - present

Odland - present

Meyer – present

Raue - absent

Poole - present

Also present: Tasha Smalley, Zoning Administrator, Ross Stein, Rob Pierson

3) Approval of the Agenda:

Chair Odland opened the meeting

MOTION by Kiry to approve the agenda as presented, 2nd by Meyer,

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

6-0 motion passed.

4) Approval of the Minutes

MOTION: By Meeks to approve the minutes of February 3, 2021 as presented, 2nd by Kiry.

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

6-0 motion passed.

5) Public Comment non-agenda items -none

6) Communications / Correspondence - none

7) Public Hearing:

MOTION by Kiry to open the Public Hearing at 7:05pm, 2nd by Tippman

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

6-0 motion passed.

a. Zoning Ordinance text amendment PUD Section 16 to add Type III micro-housing

Smalley presented the text: in 2017 Patrick had introduced this text when micro-housing when adopted. A developer is interested this type of project. Language in part: Type III would be allowed in all zoning districts with 5 acres; homes to be less than 680 sqft and lots less than 10,000 sq ft. Can be either a special use or a rezone. However the project presented the existing rules for density and open space of Type I & II would be used. Kiry discussed possible smaller than 5 acres for development. Tippman asked how would lots be accessed; off main road or private road.

MOTION by Meeks to close the Public Hearing at 7:20pm, 2nd by Kiry

Role call: Meeks Y; Tippman N; Odland Y; Poole Y; Kiry Y; Meyer Y; Raue n/a;
5-1 motion passed.

8) New Business

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

No discussion

MOTION by Kiry to recommend the text amendment go to the Twp Board for adoption, 2nd by Meyer

Role call: Meeks Y; Tippman N; Odland Y; Poole Y; Kiry Y; Meyer Y; Raue n/a;
5-1 motion passed.

b. **Site Plan review KMAG Holdings 08480 Blue Star, 80-17-014-002-00**

Site plan review for a 140x100 addition to existing building and 48x50 new building. Site plan meets the setback requirements, lot coverage and parking. FD required a wider firelane from 12' to 20'. Drain commission and driveway approvals/permits will be submitted soon.

MOTION by Kiry to approve site plan with conditions: drain commission approval and driveway permit obtained, 2nd by Tippman.

Role call: Meeks Y; Tippman Y; Odland Y; Poole Y; Kiry Y; Meyer Y; Raue n/a;
6-0 motion passed.

9) Unfinished Business

a **Draft marijuana facilities zoning amendments**

Review definitions for facility. Was discussed to remove this item from future agendas for discussion.

Stein will contact the attorney for a legal opinion.

10) Staff & Subcommittee report

ZBA report- Tippman - none

Board report - Kiry – none

Zoning – Smalley – apologized for not including Board minutes (*Patrick did not tell me*). I will be on vacation for April meeting. I do have a site plan for April meeting. The April meeting will be in person at the hall.

11) Commissioner Comments and Public Comment

a. Stein discussed an area committee has been created to help with the lack of internet service. Hope to have Library done by the fall.

12) Adjournment

at 8:00 PM

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary